

Registered office  
57 Park Road,  
Wirral, CH47 7BB

0151 542 5000  
hello@theupco.co.uk  
theupco.co.uk

**555 Prescot Road**  
**Liverpool**  
**L13 5UX**



## Location

The property is located in a prominent position fronting Prescot Road in the Old Swan area of Liverpool. Adjacent occupiers include Bargain Booze, Greenhalghs, Savers and Greggs

## Description

The property comprises a three storey premises configured as Ground Floor retail with ancillary storage accommodation to upper levels. The property benefits from a return frontage to Orleans Road.

## Accommodation

The premises are arranged over ground floor and have following approximate floor areas on a Net Internal basis:

Ground Floor	82.0sq m	882 sq ft
First Floor	60.0sq m	645 sq ft
Second Floor	47.4sq m	510 sq ft
<b>Total</b>	<b>189.4sq m</b>	<b>2,038 sq ft</b>

## Lease

The property is let to Marie Cure Cancer Care at a rent of £15,000 per annum from 2nd August 2021 on a 3 year lease

## Price

Offers in the region of £175,000 for the Freehold Interest

## Business Rates

We understand the premises are assessed for rates as follows:

**Rateable Value (2023)**      **£19,000**

Interested parties are advised to make their own enquiries with the Local Authority

## Legal Costs

Each party to bear their own costs incurred in this transaction together with any Stamp Duty thereon.

## VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

## Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/ tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

## Viewing and further information

For viewing and further information please contact Richi Peters, The UpCo.

Tel: 07828 550 101  
E-mail: [richi@theupco.co.uk](mailto:richi@theupco.co.uk)

**Subject to contract**  
**Details updated**  
**March 24'**



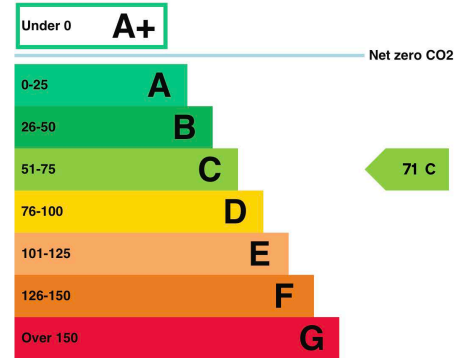
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## Energy rating and score

This property's energy rating is C.



555 Prescot Road Old Swan LIVERPOOL L13 5UX	Energy rating <b>C</b>
Valid until <b>30 March 2034</b>	Certificate number <b>5082-1878-2336-0163-1331</b>

Particulars Correct: 16/4/24

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