

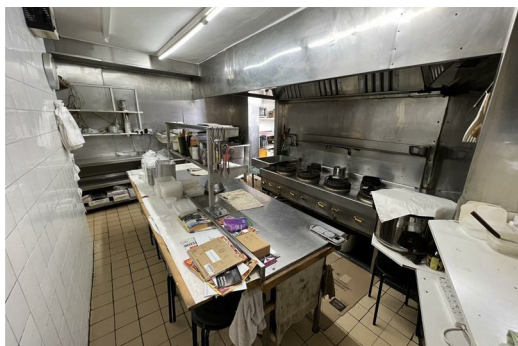


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## Station Road, Prescot, L34 5SN £16,200 Per Annum

Due to the current owners retirement we are pleased to offer for let this commercial premises, currently used as a takeaway, with living accommodation above. The property would be suitable for a number of uses subject to planning and is situated close to Prescot town centre and Cables retail park. The property benefits from being mostly double glazed and gas central heated and briefly comprises of: Front sales area, kitchen, utility room, basement store room, wc, first floor landing, lounge, bedroom, second floor landing, second bedroom, and a shower room. There is a good sized garage with roller shutter door. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged by calling 0151 426 0222.



**Front Sales Area**

19'8" x 15'0" (6.00 x 4.59)

Two double glazed windows, door to front, two radiators, and tiled walls.

**Kitchen Area**

15'3" x 9'10" (4.65 x 3.00)

Door for side access, window, ceramic floor tiles, fully tiled walls, and stairs to first floor and basement.

**Utility Area**

11'10" x 6'2" (3.63 x 1.88)

Two double glazed windows, tiled walls, and stainless steel sink unit.

**Basement Storage Room**

15'1" x 12'1" (4.62 x 3.70)

Stainless steel sink, part tiled walls, and access to garage.

**WC**

7'3" x 6'3" (2.22 x 1.93)

Low level wc, hand wash basin, radiator, and part tiled walls.

**First Floor Landing**

**Lounge**

14'7" x 18'6" (4.46 x 5.65)

Two double glazed windows, radiator, and laminate flooring.

**Bedroom One**

13'3" x 9'11" (4.05 x 3.03)

Two double glazed windows, radiator, and laminate flooring.

**Second Floor Landing**

**Bedroom Two**

17'3" x 11'10" (5.26 x 3.61)

Double glazed window, radiator, and laminate flooring.

**Shower Room**

9'8" x 3'5" (2.97 x 1.06)

Skylight, stand in shower cubicle, low level wc, hand wash basin, radiator, and part tiled walls.

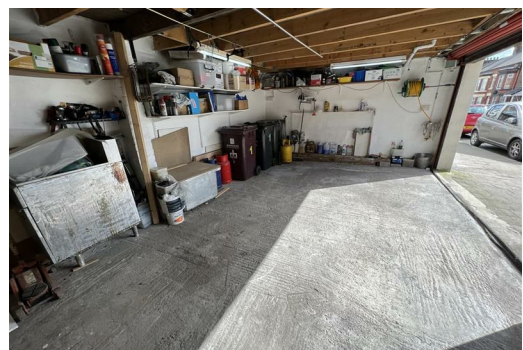
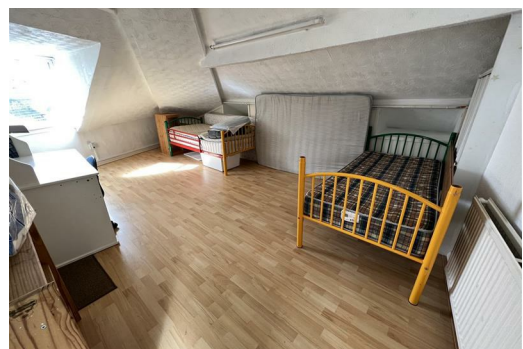
**Garage**

Electric roller shutter door, power and lighting, water supply.

**Additional Information**

The owner has advised that the equipment in the property may be available at an extra cost to be negotiated.

They have also advised the property is freehold and rate able value is £5400 from April 2023 and the council tax band is A.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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