

Prescot **4/6 Eccleston Street** **Merseyside** **L34 5QE**

- **Freehold Estate Agency Investment**
- Town centre location
- To be let to Your Move on a new lease from completion
- New 10 year lease (1)
- Current Rent Reserved

£15,750 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Prescot is a popular commuter town located approximately 8 miles east of Central Liverpool and close to Junction 2 of the M57. Junction 7 of the M62 is approximately 2 miles to the south.

The property, located within a Conservation Area, is situated within the town centre to the western end of the pedestrianised Eccleston Street, the main retail thoroughfare in the town.

Occupiers close by include HSBC (adjacent), Lloyds TSB, Greggs, Halifax, Thomsons and a range of other retailers and estate agencies.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor estate agent's office with ancillary accommodation to the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	10.95 m	(35' 11")
Net Frontage	8.91 m	(29' 3")
Shop and Built Depth (average)	15.95 m	(52' 4")
Ground Floor	135.35 sq m	(1,457 sq ft)
First Floor	28.55 sq m	(307 sq ft)

Tenancy

The entire property is to be let to YOUR-MOVE.CO.UK LIMITED for a term of 10 years from completion of the sale at an initial rent of £15,750 per annum, exclusive of rates. The lease provides for a rent review at the end of the fifth year together with a lessee's option to determine. The lease also contains full repairing and insuring covenants subject to a Schedule of Condition.

Tenant Information

Your-Move.co.uk Limited is the largest single brand UK estate agency with a network of 330 branches (www.your-move.co.uk).

For the year ended 31st December 2010, Your-Move.co.uk Limited reported a turnover of £60m, a pre-tax profit of -£1m, shareholders' funds £7.613m and a net worth of £7.567m.

(Source: riskdisk.com 16.02.2012).

VAT

VAT is not applicable to this lot.

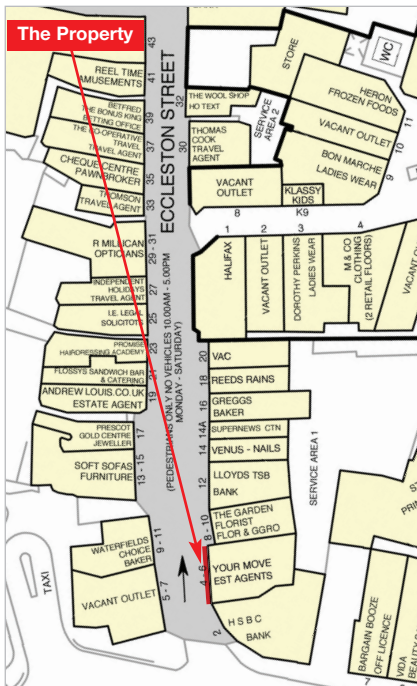
Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

To be held on set dates by appointment only, on at least 48 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details including telephone number to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 47 Prescot**.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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