



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 Motorway. Junction 7 of the M62 Motorway is approximately 2 miles to the south.

The property is located on the south side of the pedestrianised Eccleston Street, close to its junction with Highfield Place. Occupiers close by include Lloyds Bank and Pound Bakery (adjacent), Reeds Rains, Thomas Cook, Tui, Heron Foods, Boots the Chemist and Halifax, amongst many other local occupiers.

Description

The property is arranged on ground and two upper floors to provide a ground floor convenience store with a self-contained flat above which is accessed via an external staircase from the rear and over the flat roof.

The property provides the following accommodation and dimensions:

Gross Frontage	7.85 m	(25' 9")
Net Frontage	7.20 m	(23' 7")
Shop Depth	13.35 m	(43' 9")

Built Depth	15.02 m	(49' 4")
Ground Floor	103.00 sq m	(1,109 sq ft)
First and Second Floor Flat – 3 Rooms, Kitchen, Bathroom		

Tenancy

The entire property is at present let to MR ARUMUGAM KALAMOHAN for a term of 20 years from 27th July 2012 at a current rent of £23,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. In respect of the 2017 Rent Review, this remains outstanding.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Prescot 14 Eccleston Street Merseyside L34 5QE

- **Freehold Convenience Store and Residential Investment**
- Comprising a shop and flat
- Entirely let on a single lease expiring in 2032 (no breaks)
- Pedestrianised town centre location, adjacent to Lloyds Bank
- Rent review outstanding from 2017
- Current Rent Reserved
£23,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



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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