

LOT  
**28**

**565-567 Prescot Road, Old Swan, Liverpool L13 5UX**  
COMMERCIAL INVESTMENT

Guide price **£330,000+**



**A freehold retail investment let to Barnardo's until 2019 producing £52,500 per annum. The property comprises an end of terrace retail unit with a retail unit on the ground floor and ancillary accommodation to the rear and on the first and second floors. VAT is applicable to this lot.**

**Situated**

The property is situated within Old Swan which is an established densely populated suburb of Liverpool. The property is prominently situated on the busy Prescot Road (A57) in an established retail location. Nearby occupiers include Boots, Specsavers, Superdrug, Greggs and Home Bargains.

**Joint Auctioneers**

**mason  
owen...**  
property consultants



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTE
565-567 Ground Floor	Barnardo's	Gross Frontage 10.23m (33'07") Net Frontage 8.42m (27'07") Shop Depth 14.62m (47'07") Shop Width 9.07m (29'09") Retail 132.58m <sup>2</sup> (1,427 sq ft) Ancillary 25.12m <sup>2</sup> (270 sq ft)	10 years from 27/03/2009	£52,500	2014	Tenant has the right to determine the lease on 27th March 2014 with 6 months written notice.
First Floor	Barnardo's	89.49m <sup>2</sup> (963 sq ft)				
Second Floor	Barnardo's	102.06m <sup>2</sup> (1,099 sq ft)				
Current Rent Reserved				£52,500 pa		
Barnardo's is a charity committed to helping more than 100,000 children, young people and their families, with over 400 local projects and 11,915 volunteers. In 2010 40 new shops were opened bringing the total to 380 shops nationwide.						