

LOT
53

623 Prescot Road, Old Swan, Liverpool L13 5XA

VACANT COMMERCIAL

Guide price **£80,000+**



Not to scale. For identification purposes only

A two storey middle terraced high street property comprising of a ground floor retail unit which has traded as a Jewellers for 34 years. Fully fitted out for continued use with former living accommodation above which was used as a hairdressers via a separate entrance. It may be suitable for a number of uses and possible flat conversion subject to planning. The property benefits from partial toughened glass double glazing, air conditioning, security entry system, electric steel roller shutters and galvanised railings to the yard.

Situated Old Swan is a popular retail location approximately 3 miles east of Liverpool City Centre and close to the M62 Motorway and

Queens Drive. Prescot Road is the main arterial route through Old Swan. National retailers represented include Ethel Austin, Home &

Bargain and Boots. There is free car parking in the central reservation.

Ground Floor

Shop – Main Sales Area 25.4sqm (273sqft), Rear Room 18.6sqm (200sqft), Kitchen, WC, Store 12.2sqm (131sqft)

First Floor Hair Salon/Reception 32.5sqm (350sqft), 2 Beauty Rooms 16.6sqm (178sqft), WC, Kitchen 6.4sqm (69sqft).

Outside Rear yard with potential for extension, and secured gates from road behind.

Note We have been advised that the property has been re-assessed with the rates and was reduced 2 years ago. Liverpool City Council Rates were approximately £1,200 pa for the 1st floor and just under £1,870 for the ground floor. In addition both ground and first floors have separate electricity and gas meters for individual billing.