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# 692–696 Prescot Road, Old Swan, Liverpool L13 5XG

## VACANT COMMERCIAL

**GUIDE PRICE £150,000+**



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A vacant ground floor retail premises extending to approximately 2,700 sq.ft. The property provides a ground floor sales, storage, office and kitchen area together with fully glazed frontage and return, suitable for a variety of uses subject to the necessary planning consents.

**Situated** The property is located on Prescot Road, Old Swan, a well-established neighbourhood shopping district with a number of regional and national occupiers including Home Bargains, Iceland,

Abbey National and Halifax along with a number of other local, regional and national multiples. Old Swan is a densely populated suburb of Liverpool located approximately 4 miles to the east of Liverpool city

Not to scale. For identification purposes only

centre on a main arterial route (A57) and in close proximity to the A5058 Ring Road, Queens Drive.

### Accommodation

#### Ground Floor

Sales	166 sq.m (1786 sq.ft)
Storage	78.3 sq.m (842.6 sq.ft)
Kitchen	6.52 sq.m (70 sq.ft)

#### Total Ground Floor Area

250.82 sq.m (2,698.6 sq.ft)

### VAT

The property is registered for VAT and VAT is applicable to the purchase price.