

**lot 62****565-567 Prescott Road  
Liverpool, Merseyside L13 5UX****Rent  
£52,500  
per annum  
exclusive****Freehold Retail Investment**

- Let to Barnardo's until 2019
- Prominent position on established retail parade
- Nearby occupiers include Boots, Specavers, Superdrug, Greggs and numerous banks
- Six Week Completion Available

**Location**

**Miles:** 3 miles east of Liverpool city centre  
**Roads:** M62, M57, A57, A5058  
**Rail:** Wavertree Technology Park Rail  
**Air:** Liverpool John Lennon Airport, Manchester Airport

**Situation**

Old Swan is situated to the east of Liverpool city centre and is an established and densely populated suburb of Liverpool. The property is prominently situated on the busy Prescott Road (A57) in an established retail location. Nearby occupiers include Boots, Specavers, Superdrug and Greggs.

**Description**

The property comprises an end of terrace retail unit with a retail unit on the ground floor with ancillary accommodation to the rear and on the first and second floors.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Gross Frontage	10.23 m	(33'07")	<b>BARNARDO'S (1)</b>	10 years from 27/03/2009 until 2019 (2)	£52,500	2014
	Net Frontage	8.42 m	(27'07")				
	Shop Depth	14.62 m	(47'07")				
	Shop Width	9.07 m	(29'09")				
	Retail	132.58 sq m	(1,427 sq ft)				
	Ancillary	25.12 sq m	(270 sq ft)				
First	Hairdressing Salon	89.49 sq m	(963 sq ft)				
Second	Hairdressing Salon	102.06 sq m	(1,099 sq ft)				
<b>Totals</b>		<b>349.25 sq m</b>	<b>(3,759 sq ft)</b>			<b>£52,500</b>	

(1) Barnardo's is a charity committed to helping more than 100,00 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.  
 (Source: www.barnardos.org.uk 21/09/2011)

(2) Tenant has the right to determine the lease on 27th March 2014 with 6 months' written notice.

**For further details please contact:**

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**Solicitors:**

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