## 565-567 Prescot Road Liverpool, Merseyside L13 5UX

Freehold Retail Investment

er annu exclusive

lot 62

- Let to Barnardo's until 2019
  - Prominent position on established retail parade

 Nearby occupiers include Boots, Specavers, Superdrug, Greggs and numerous banks

WALTON

we are easy to talk to

ACCIDENT

Rent p.a.x. Review

£52,500

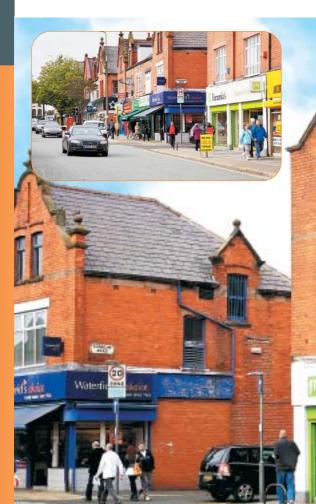
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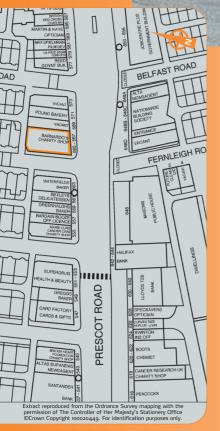
CLAIMS

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TREFTER

Six Week Completion Available





**John Mehtab** Tel: +44 (o)20 7034 4855. Email: john.mehtab@acuitus.co.uk Martin Szamfeber

Floor Areas (Approx)

349.25 sq m (3,759 sq ft)

10.23 m

8.42 m

14.62 m 9.07 m

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

132.58 sq m

25.12 sq m 89.49 sq m 102.06 sq m

(33'07' (27'07''

(47'07' (29'09'

(1,427 sq ft

(270 sq ft) (963 sq ft) (1,099 sq ft)

Tel: +44 (o)20 7034 4858. Email: martin.szamfeber@acuitus.co.uk

 Roles: 3
 miles east of Liverpool city centre

 Roads:
 M62, M57, A57, A5058

 Rail:
 Wavertree Technology Park Rail

 Air:
 Liverpool John Lennon Airport, Manchester Airport

Specavers, Superdrug and Greggs

Tenancy and accommodation

Gross Frontage

Net Frontage

Shop Depth Shop Width

Ancillary First Hairdressing Salon Second Hairdressing Salon

Retail

www.acuitus.co.uk

Use

Floor

Ground

Totals

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 Prescot Road (A57) in an established retail location. Nearby occupiers include Boots,

> mason owen... Mason Owen Gladstone House, 11 Union Court, Liverpool L2 4UQ. Tel: +44 (0)151 242 3000. Email: jamie.moffatt@masonowen.com Ref: Jamie Moffatt.

Auctioneers

(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)

Solicions: Hill Dickinson 1 St Paul's Square, Liverpool L3 gSJ. Tel: +44 (o)r51 6oo 80oo. Email: richard.james@hilldickinson.com Ref: Richard James.

The Special Conditions of Sale and a legal package are available from the Vendor's Solicitors or available on-line at www.acuitus.co.uk

## 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.

## Freehold.

Tenant

VAT is applicable to this lot.

Term

BARNARDO'S (1) 10 years from 27/03/2009 £52,500

until 2019 (2)

Believe in children

