



TO LET – REDUCED RENT

**LANDMARK
BUILDING**

1,820 sq.ft. (169 sq.m.)

521 Prescot Road, Old Swan, Liverpool L13 5UR

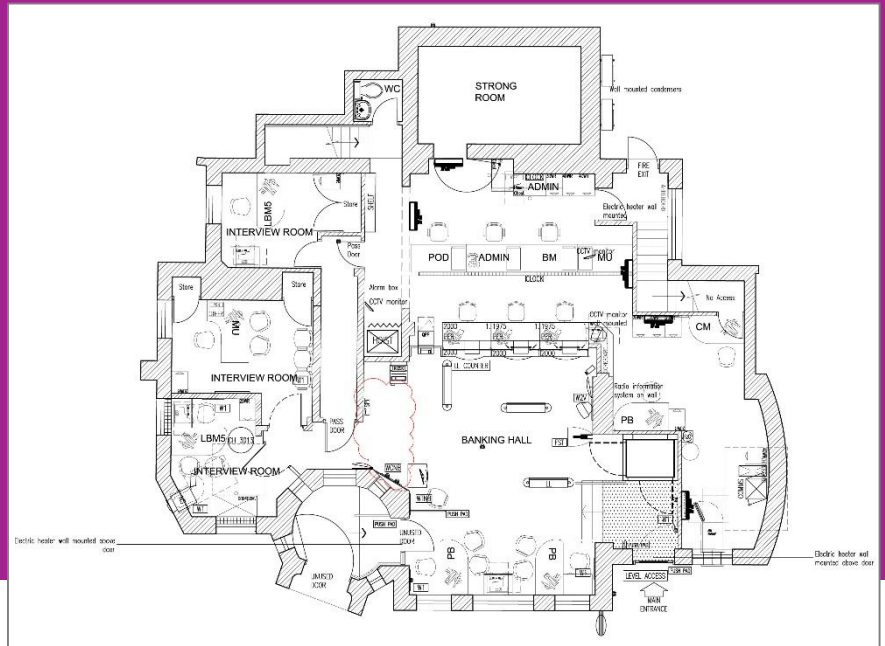
- Landmark Building
- Prominent location
- Opposite Tesco & 400 space car park
- A2 Planning
- Main arterial route into Liverpool City Centre
- Substantial floor space

**mason
owen...**

property consultants

Call now 0151 242 3000
www.masonowen.com

521 Prescot Road
 Old Swan
 Liverpool
 L13 5UR



Areas

Gross Frontage	57'1"	17.40 m
Shop Depth	41'0"	12.94 m
Ground Floor Total	1,820 sq ft	169.00 sq m
Basement	263 sq ft	24.40 sq m

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£18,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £37,000

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

Rob Markland
 t. 0151 242 3146
 m. 07798 576 808
 e. rob.markland@masonowen.com