

for sale

commercial investment

553 Prescot Road

Old Swan, Liverpool L13 5UX

Let to Savers Health & Beauty Limited

producing £32,000 per annum on FRI Lease



- Long Term Development Potential
- Close to City Centre
- Busy Location
- Established Retail Location
- Entire Building
- Refurbished Exterior in 2020
- Suit SIPP purchase

For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

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RENT RESERVED
£32,000 pa exclusive or

EXPIRY
3 November 2025

PRICE
£395,000

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse Ltd
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



LOCATION

The property is situated in the busy Old Swan shopping area on a very prominent part of Prescott Road amongst many high street multiple retailers.

DESCRIPTION

The property property comprises a substantial freehold 3 storey end terraced property with a double and return fronted ground floor retail shop.

The property is let in its entirety to Savers Heath & Beauty Ltd who utilise the upper parts for storage and staff areas. The property does offer the opportunity for redevelopment of the upper parts to residential following lease realignment.

TENURE

Freehold.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Shop	1,156 sq ft ITZA	£27.68 psf ITZA
First Floor	94 sq m	1,013 sq ft
Second floor	88 sq m	950 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT will be payable on the purchase price.

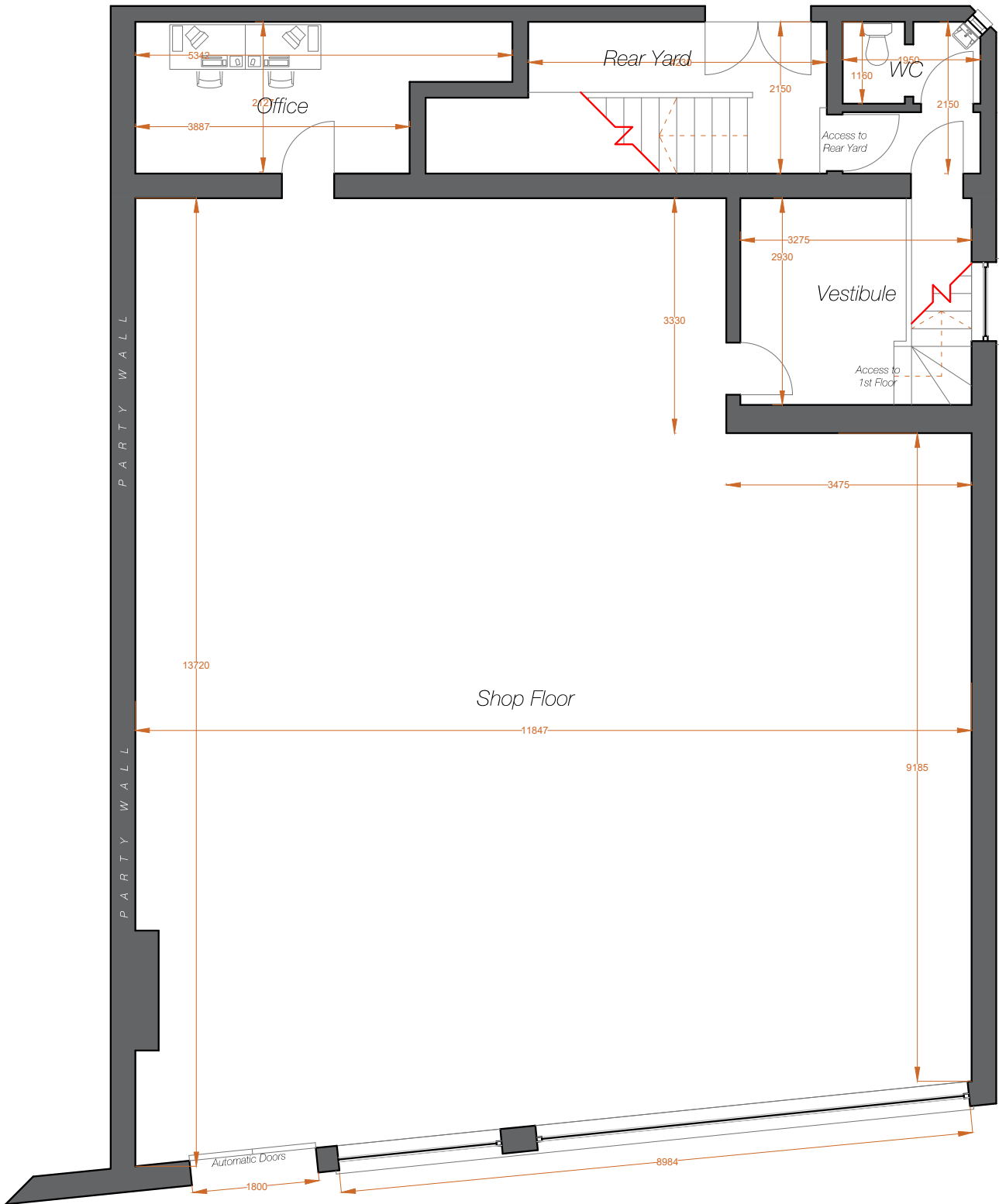
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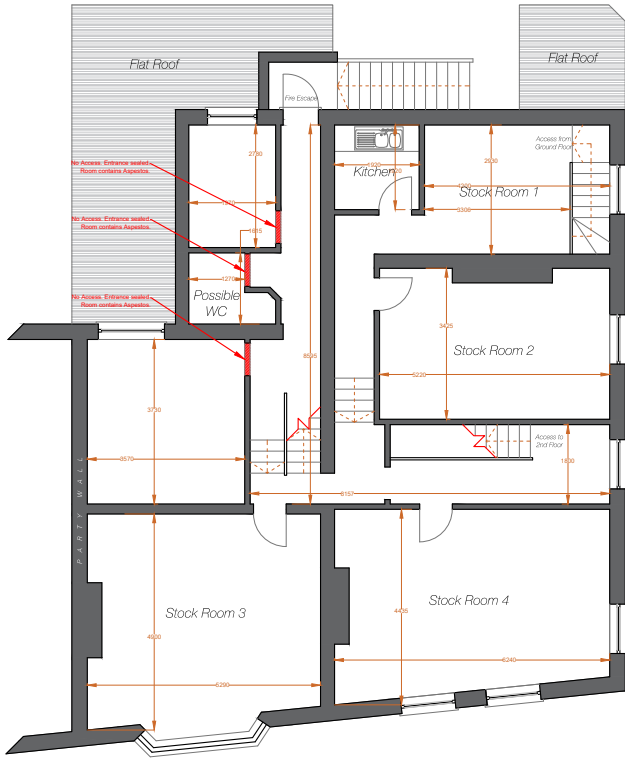
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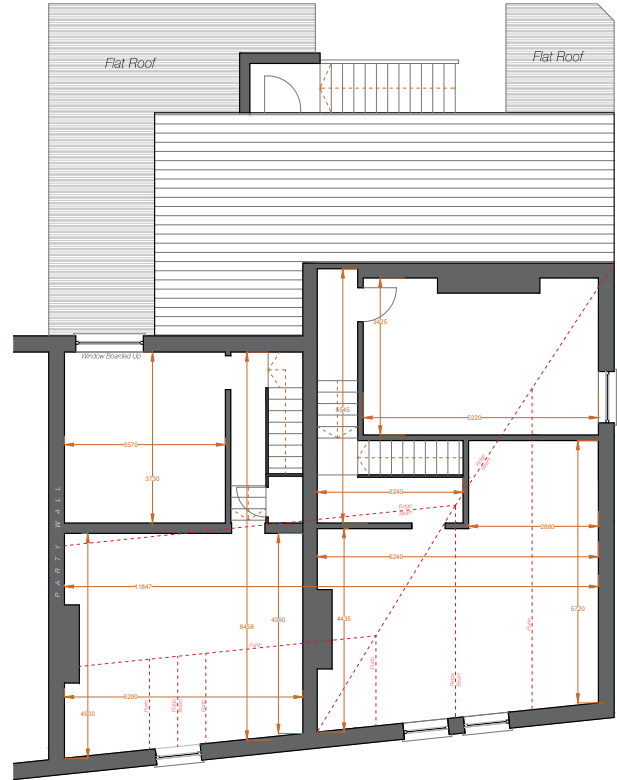
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Rear Alleyway





E2 Existing First Floor Plan
1:50@A1



E3 Existing Second Floor Plan
1:50@A1