



## 497 Prescot Road

Old Swan, Liverpool L13 3BU

Retail Premises

175.40 sqm (1,889 sqft)

Offers in the region  
of **£160,000**

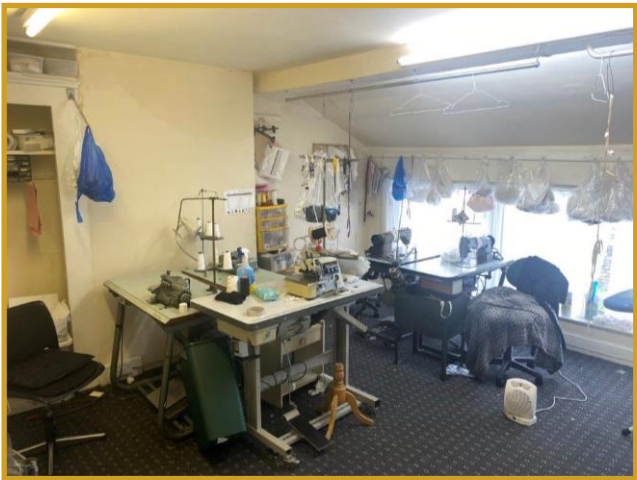
- Prominent main road fronted retail unit on busy commuter route
- In an established retail parade
- Suitable for a variety of uses subject to necessary consents
- Vacant possession

# For Sale

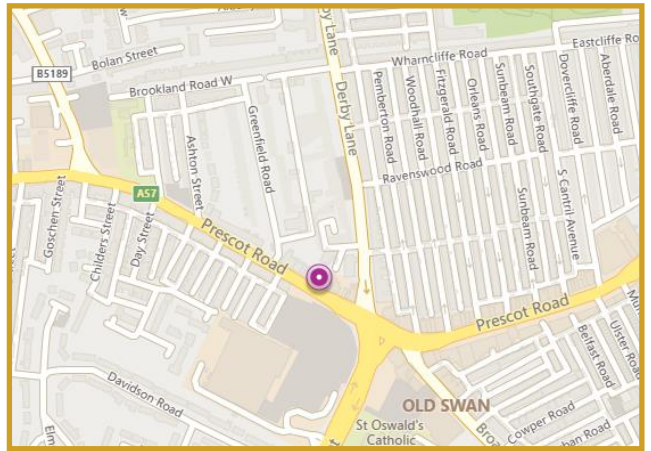
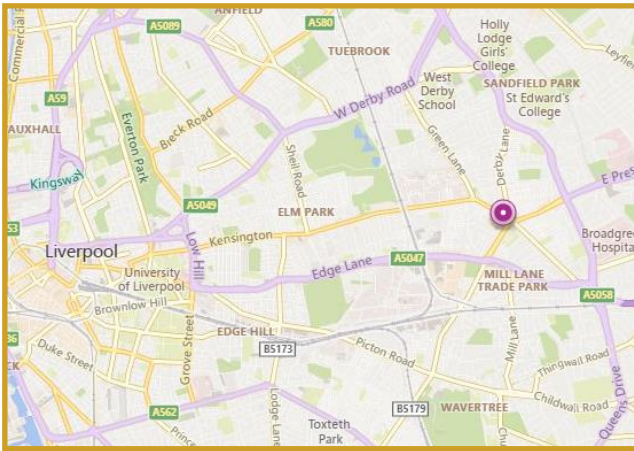
**PARKINSON**  
REAL ESTATE ● ● ● ●

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)







### Location

The property is situated in Old Swan, a well-established area of Liverpool which has benefited from recent investment with the regeneration of both residential and commercial properties. The area is well served by local amenities to include schools, healthcare facilities, retail and service providers and the City of Liverpool is easily accessible offering extensive shopping, dining and cultural attractions.

Prescot Road (A57) provides a direct route to Liverpool City whilst the nearby M62 motorway offers connection to Manchester and the wider Northwest region.

### Description

The subject is a three-story, mid-terraced, pavement fronting commercial property previously utilised as a bridal showroom. The property benefits basement storage, ground and 1<sup>st</sup> floor retail/showroom areas and 2<sup>nd</sup> floor storage/office. A kitchen WC are located on the 1<sup>st</sup> floor. Internally the property offers scope for modernisation and is suitable for a variety of uses subject to planning. Externally there is a small yard. Parking is available in a limited capacity to the side streets.

### Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

### Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
Ground Floor	49.80	536
First Floor	50.10	439
Second Floor	37.80	407
Basement	37.80	407
TOTAL	175.40	1889

### Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates
Shop & Premises	£6,000	£2,994 p.a.

### Terms

The premises is for sale on a freehold basis.

### Price

Unconditional offers are sought in the region of £160,000.

### VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

### Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the issue of any legal documentation.

### EPC

An Energy Performance Certificate will be available in due course.

### Enquiries & Viewings

Strictly by appointment with the agents  
Email: info@parkinsonre.com  
Tel: 01942 741800

### Subject to Contract

REF: AG0820 March 2025.

10 Beecham Court,  
Wigan, WN3 6PR

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