

John Brown & Co

07857 880619

www.brownpropertyconsultancy.co.uk

RETAIL NOW LET

61b PORTICO LANE

Prescot, Merseyside



345 SQ FT (32.0 SQ M)

£100 per week

Residential area

Available Now

Excellent catchment

For further information
or to arrange a viewing
contact John Brown

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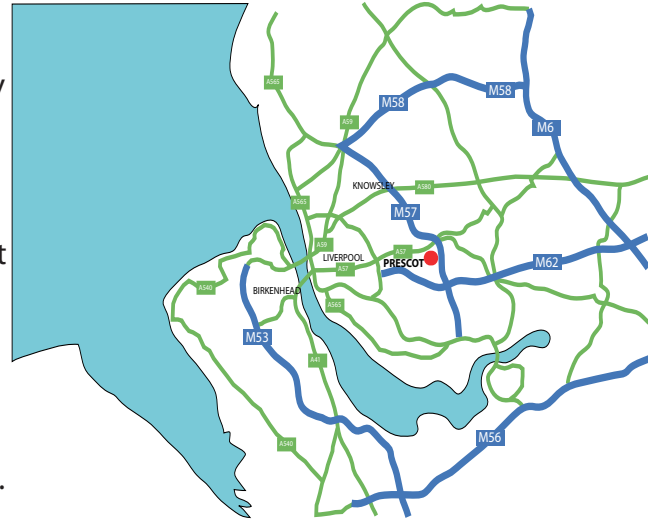
LOCATION

The property is located between Prescot and Eccleston Park on the main thoroughfare between Manchester Road and St Helens Road and in close proximity to Eccleston Park Railway Station. The locality is predominantly residential and in close proximity is a Hairdressers, a convenience store and nursery.

DESCRIPTION

The property is a detached small lock up retail unit and stores set out currently as the main open plan hairdresser/beauty parlour with a separate partitioned room, kitchenette and separate WC. There are double glazed windows to the front and two customer parking spaces accessed immediately off Portico Lane.

The accommodation could also be suitable for alternative uses such as a nail bar, convenience store, dog groomers, physiotherapists etc. subject to planning, if applicable.



RENT

We are quoting a rent of £100.00 per week exclusive of utility and business rates charges.

The accommodation is available to lease on new in-house licence ideal for a new business. Please contact the agent for further details.

VAT

VAT may be payable on purchase price and/or rents.

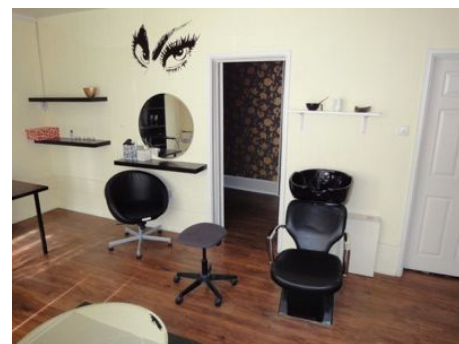
LEGAL COSTS

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

BUSINESS RATES

We recommend any interested party contact the valuation office for clarification of the rates.

**For viewing and further information
please contact John Brown:**



PROPERTY TO LEASE

Destiny
Residential & Commercial
Estate & Letting Agents

0151 426 3737
www.destinyproperty.co.uk

SUBJECT TO CONTRACT

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

Date of photographs and details: MARCH AND MAY 2013

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