

John Brown & Co

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www.brownpropertyconsultancy.co.uk

RETAIL UNIT TO LET

312 SQ FT (29.0 SQ M)



Quoting rent per week of £100.00

- Ground floor retail space with an auxiliary kitchen and store
- Closely located to Prescott Retail Centre and High Street, bus and rail connections
- Suitable for nail bar, kiosk, personal injury or letting agency etc.

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LOCATION

The unit is located adjacent to Prescott Church, High Street (pedestrianised) and Market Place within Prescott Town Centre.

DESCRIPTION

The property provides a ground floor retail unit of approximately 312sq ft (29.0 sq m) with the benefit of an open plan front area, kitchen and store area with a fire exit door to the rear.

RENT

We are quoting a rental per week of £100.00 (equivalent to £435.00 per month) based on a new term to be agreed.

BUSINESS RATES

We understand that the current business rates value is £4,050.00 for the property. We would recommend that any interested party contacts the valuation office for clarification of the rateable value and if the business is entitled to any small business rates relief.

EPC

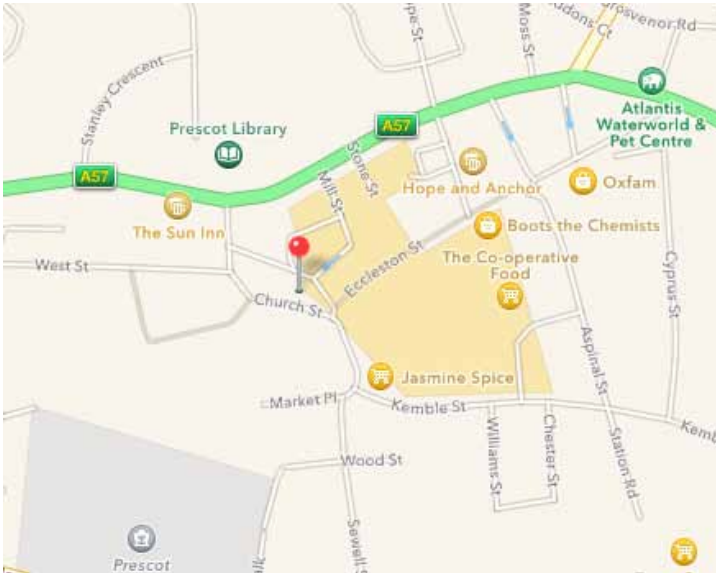
An EPC is available on request and is rated at Grade (G)

VAT

VAT may be payable on the rent at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs in connection to the legal documentation and any stamp duty thereon.



Energy Performance Certificate



6 Church Street
PRESCOT
L34 3LA

Certificate Reference Number:
0200-8001-0385-0310-5054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **165** This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 34
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 240.81

Benchmarks

Buildings similar to this one could have ratings as follows:
31 if newly built
90 if typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 128 1284.

For further information, please contact:

John Brown or joint agents, Destiny on

07857 880619

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Date of photographs and details: January 2015

SUBJECT TO CONTRACT