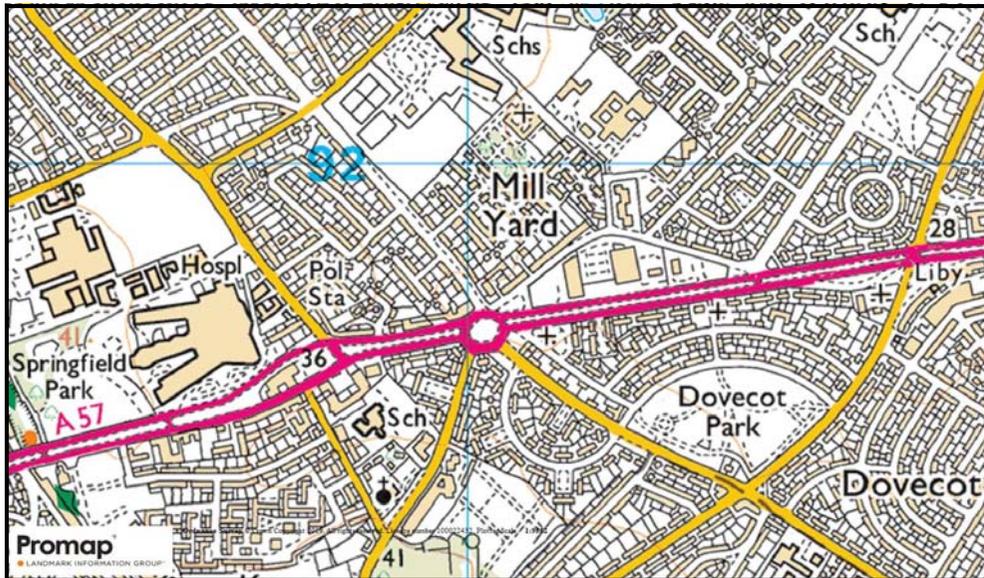


# For Sale

—  
410 East Prescott Road  
Dovecot  
Liverpool  
L14 2EQ

Detached modern  
office building  
(Potential for  
alternative use  
Subject to Planning)





## Location

The property occupies a prominent position fronting East Prescott Road which is located just off the A57 approximately 4.5 miles east of Liverpool City Centre. The property is located within 2 miles of junctions 4 of the M62 motorway and within 3 miles of the M57 motorway. The property is located in close proximity to Alder Hey Children's Hospital with other local amenities such as Aldi, KFC and Burger King nearby.

## Description

The accommodation provides modern offices arranged over a ground and first floor with a floor to ceiling height of 2.65 metres. The property benefits from a secured gated car park to the rear with 27 dedicated spaces including two disabled car parking spaces.

The property benefit from the following specification;

- Suspended ceiling with Cat II Recessed lighting
- Perimeter Wall Trunking
- Air Conditioning
- Gas Central Heating

## Accommodation

NIA	Sq. m.	Sq. ft.
Ground	210.02	2,261
First	207.91	2,238
<b>Total</b>	<b>417.93</b>	<b>4,499</b>

## Tenure

Freehold

## Price

Available upon application.

## Business Rates

The property has a rateable value of £29,250 based on a UBR (£0.48) we would estimated the rates to be £14,040 per annum. We must advise that you contact the local council to seek clarification and further enquiries.

## Legal Costs

Each party to be responsible for their own legal costs and stamp duty incurred.

## VAT

The property is elected for VAT purposes and will be payable at a prevailing rate.

## Planning Allocation

The property is zoned under the Liverpool UDP map as a Primarily Residential Area (H4).

## EPC

A full energy performance certificate will be available on request.

For further information or an appointment please contact:

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