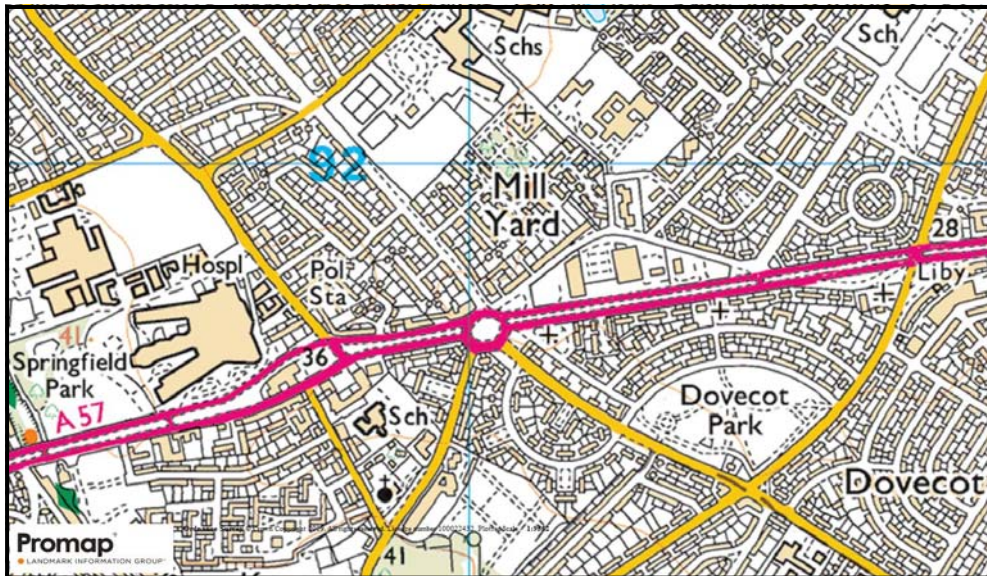


For Sale

—
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
Total	417.93	4,499

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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