



**LONG LEASEHOLD INTEREST  
FOR SALE**

**GROUND FLOOR ONLY**

**ASPINAL STREET  
PRESCOT, MERSEYSIDE, L34  
5QS**



**LOCATION**

Prescot is located in the borough of Knowsley in Merseyside. It is 8 miles east of Liverpool. Prescot is a commuter base close to Knowsley Safari Park and Junction 2, M57 and M62. It has a train station with links to Liverpool and Manchester.

The subject property is located on Aspinal Street in Prescot. The property is ideally located directly to the east of Prescot Shopping Centre and to the South of Eccleston Street which is Prescot's main shopping high street. Nearby retailers include Card Factory, Clintons, Superdrug and Boots.

**PROPERTY**

The Post Office demise is ground floor only. It is a shared site with Royal Mail Group. Internally, the property is fitted out commensurate with its operation as a Post Office branch. The main sales area is open plan divided by the counter towards the rear where there are the back office area which consists of 2 open place office spaces.

The ground floor has a mixture of lino and carpeting with fluorescent strip lighting, gas central heating. The ground floor has been "stripped out" leaving the Post office counters and some furniture in situ.

**ACCOMMODATION**

The property has the following approximate floor areas;

Description	SQ M	SQ FT
Ground Floor Sales	96.57	1,039.55
Ground Floor Ancillary	24.32	261.82
<b>Total</b>	<b>120.90</b>	<b>1,301.37</b>

*These areas require on-site verification*

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.



**TENURE**

The property is held by way of a Long Leasehold for 999 years commencing 31<sup>st</sup> March 2013.

**RATES**

We understand the premises are asses for rates as follows;

Description	Rateable Value	Rates Payable (Uniform Business Rates 2017/2018 - 0.479p)
Post Office and Premises	£24,250	£11,615.75

The rates will need to be assessed following separation works. Interested parties should make their own enquiries direct with the Rating Department of the Local Authority.

**QUOTING PRICE**

Offers invited over £100,000.

**EPC**

An Energy Performance Certificate has been requested

**COSTS**

Each party to bear their own costs incurred in the transaction.

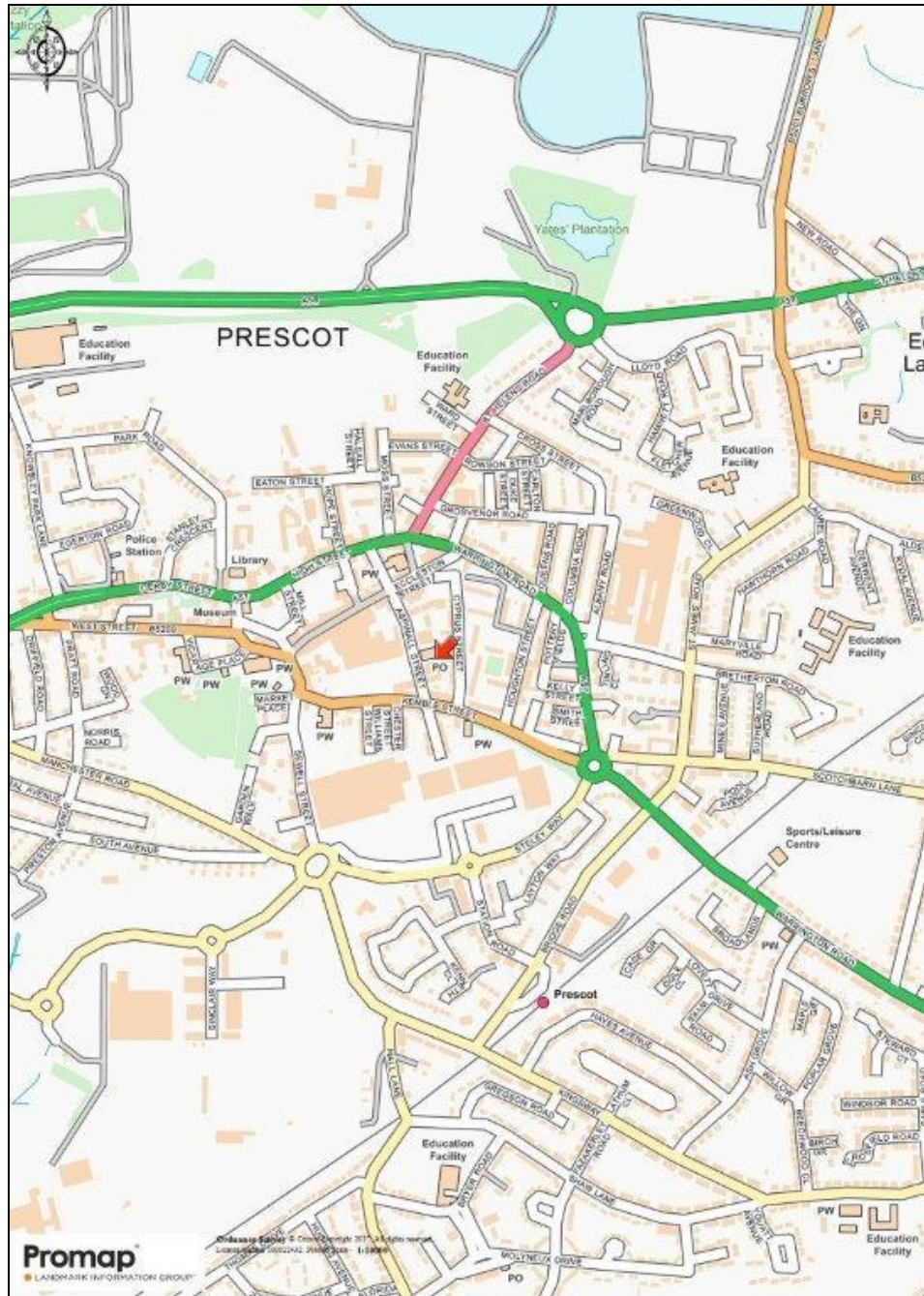
**VIEWING**

Appointments are strictly via the agents:-

Liam Ridley  
Tel : 0113 237 6654  
Email: liam.a.ridley@bnpparibas.com

Rebecca Heptonstall  
Tel : 0113 237 6684  
Email : rebecca.heptonstall@bnpparibas.com

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.