



## SITUATION

Located in a prominent position in the centre of Prescot on the south side of Eccleston Street, the principal pedestrianised retail thoroughfare in the town. Nearby occupiers include **Heron Frozen Food, Betfred, William Hill, Oxfam**, and **Card Factory**. The Prescot Shopping Centre is located close by which has been cited for development in the Knowsley Council Town Centre Master Plan. Prescot is a popular commuter town located approximately 8 miles east of central Liverpool and close to Junction 2 of the M57 Motorway.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Ancillary Accommodation** on the first floor. In addition, the property benefits from servicing to the rear via Aspinall Street.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Gross Frontage 26'0"

Built Depth 103'0"

Area Approx. 2,520 sq ft

### First Floor Ancillary

Area Approx. 813 sq ft

**Total Area Approx. 3,333 sq ft**

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from V.O.A.

**VAT is applicable to this Lot**

**FREEHOLD**



## TENANCY

The entire property is let on a full repairing and insuring lease to **Boots UK Limited (having approx 2,500 branches) (T/O for Y/E 31/08/18 £6.79bn, Pre Tax Profit £398m and Shareholders' Funds £1.87bn)** for a term of 10 years and 3 days from 29th March 2013 at a current rent of **£32,818.59 per annum** exclusive.

The rent is subject to annual increases of 1.5%. Therefore, the rent rises to **£33,310.87 on 1st April 2021 and £33,810.53 on 1st April 2022.**

**Note: By way of a Deed of Variation, the tenant's March 2020 break clause was removed in lieu of a one year rent free period which expired in March 2019.**

**£32,818.59** p.a.  
**with annual increases**

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

## Vendor's Solicitors

YVA Solicitors LLP

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**