

# TO LET – PRIME BAR RESTAURANT UNIT

## 2 ECCLESTON STREET, PRESCOT, L34 5QE

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### Front Elevation CGI

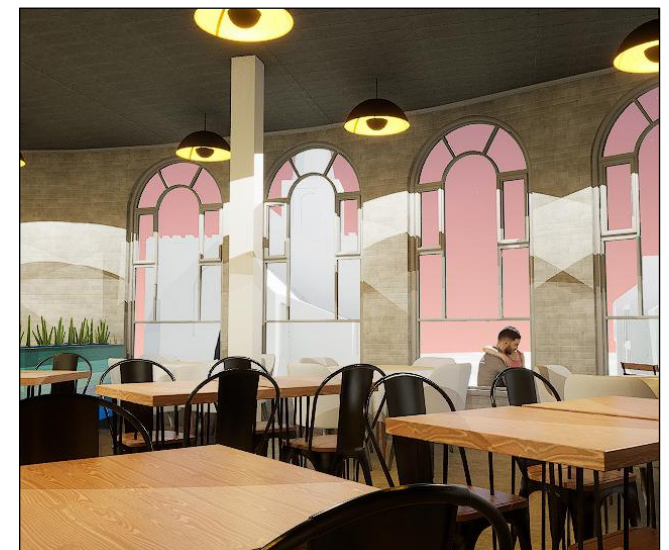


Source: Scenograph Studio's



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### Indicative CGI's

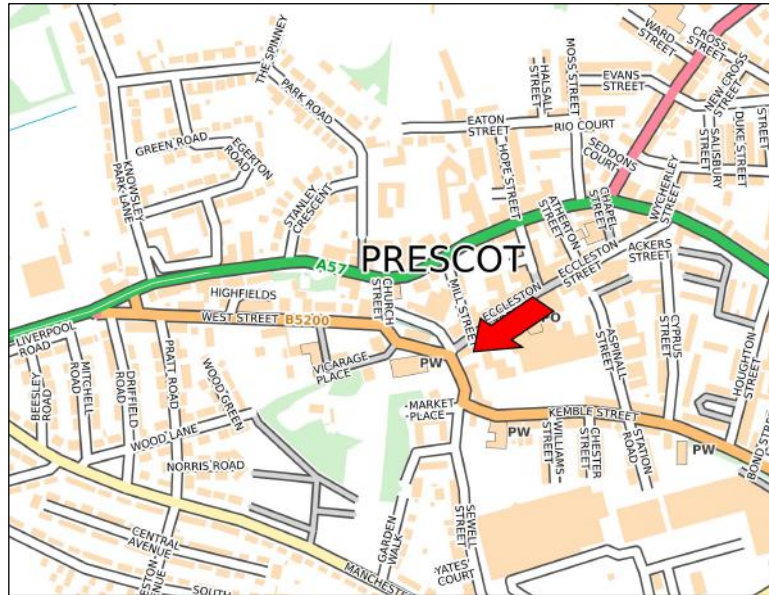




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### KEY FEATURES

- Located fronting Eccleston Street in a prime and vibrant location in the heart of Prescott Town Centre.
- Situated opposite Shakespeare North Playhouse and amongst a range of vibrant and exciting independent retailers, bars and restaurants.
- Prescott is undergoing significant regeneration with an exciting night time economy and leisure circuit.
- End-terraced building which is undergoing significant remodelling and expansion to include 8 bespoke apartments to the upper parts.
- Comprises an extensive ground floor and basement commercial unit of c303 sq m (3,262 sq ft) with remodelled glazed frontage.
- Opportunity to extend the demise to incorporate a large external beer garden / terrace for drinks and Al Fresco dining (subject to relevant consents and proposals).
- Current planning designation for E - Bar Restaurant uses.
- Available Mid September 2023.



Source: Surrounding Occupiers

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### LOCATION & SITUATION

- Prescott is a busy Merseyside town located some 11 miles east of Liverpool, 14 miles west of Warrington and 29 miles west of Manchester.
- The subject property is situated on Eccleston Street is the main shopping thoroughfare in the town.
- The Property occupies a prominent corner location with the Shakespeare North Playhouse located directly opposite. Other nearby occupiers include Mabel, Imaginearium, Lloyds Bank, Karen Kay Hair, Waterfields, Reeds Rains and Halifax.
- The Property is situated in the heart of Prescott's Leisure circuit with a number of exciting artisan bar restaurant and cocktail bars located close by which include Imaginarium Bistro, Poco, Mermaid Tavern, Eden, Albion Bakehouse, Yada, Harrington's, Lord Strange, Spanish Caravan and Pinion. In addition the traditional pub circuit of Sun Inn, Deanes House, Hope & Anchor and Wetherspoons are all in close proximity.

### DESCRIPTION

- The subject property comprises an end terraced four storey building with basement of steel frame brick and part stone construction with part glazed frontage under a pitched slate roof. The ground floor comprises an open plan commercial unit arranged around a central core. The ground floor extends to 173 sq m / 1,862 sq ft and benefits from generous head height with exposed concrete and brick features.
- The ground floor elevations are currently being renovated in conjunction with Prescott's Heritage Action Zone, where significant investment is being delivered to a wide range of Prescott's historical buildings to improve and reinstate historic shop fronts in addition to the street scape and urban renewal. The Property is currently benefiting from shop front improvements with extended window frontages, new glazing and a new entrance door
- The basement comprises the former banking vaults / stores and extends to c. 1,400 sq ft. The basement would suit customer toilets, beer store and stores.
- The upper parts are being developed into 8 high end apartments with ground floor lobby and bin store (residents and commercial). The property would suit a range of bar restaurant uses together with an external pavement terrace for drinks and dining. There is also potential to develop a bespoke raised beer garden / terrace to the side elevation (subject to relevant consents and appropriate support from Knowsley Council - please see next page).

### Floor Area

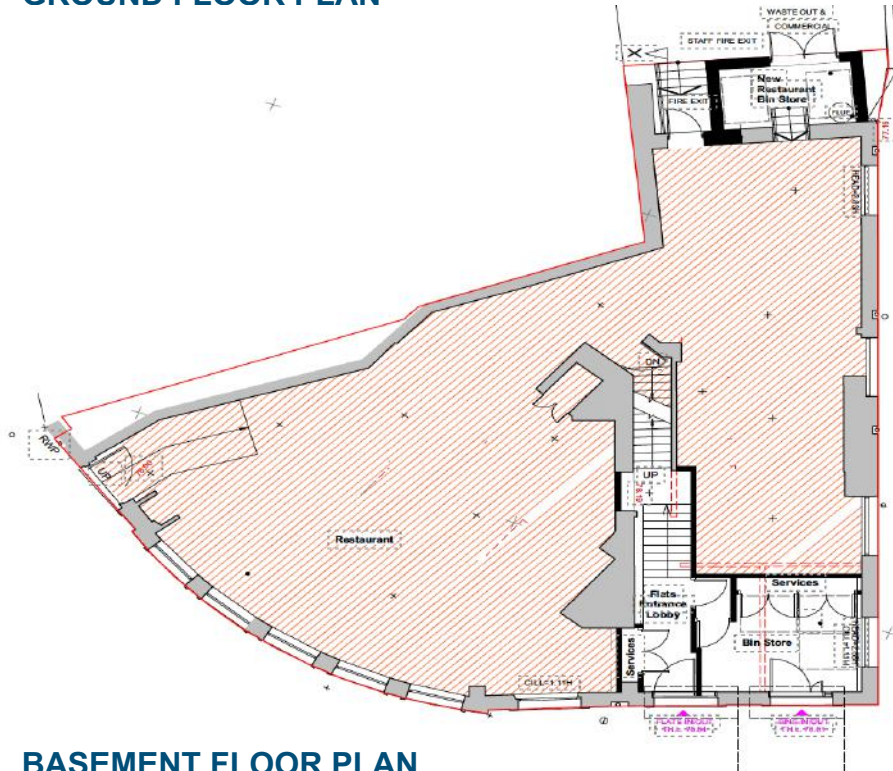
Floor	SQ M	SQ FT
Ground	173	1,862
Basement	130	1,399
Total	303	3,261

Source: Architect. We understand the floor areas have been calculated on a net internal area (NIA) basis.

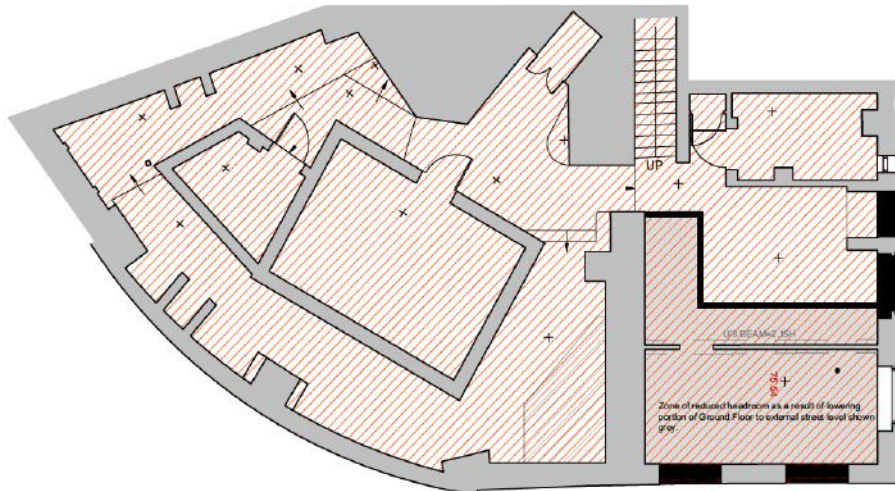


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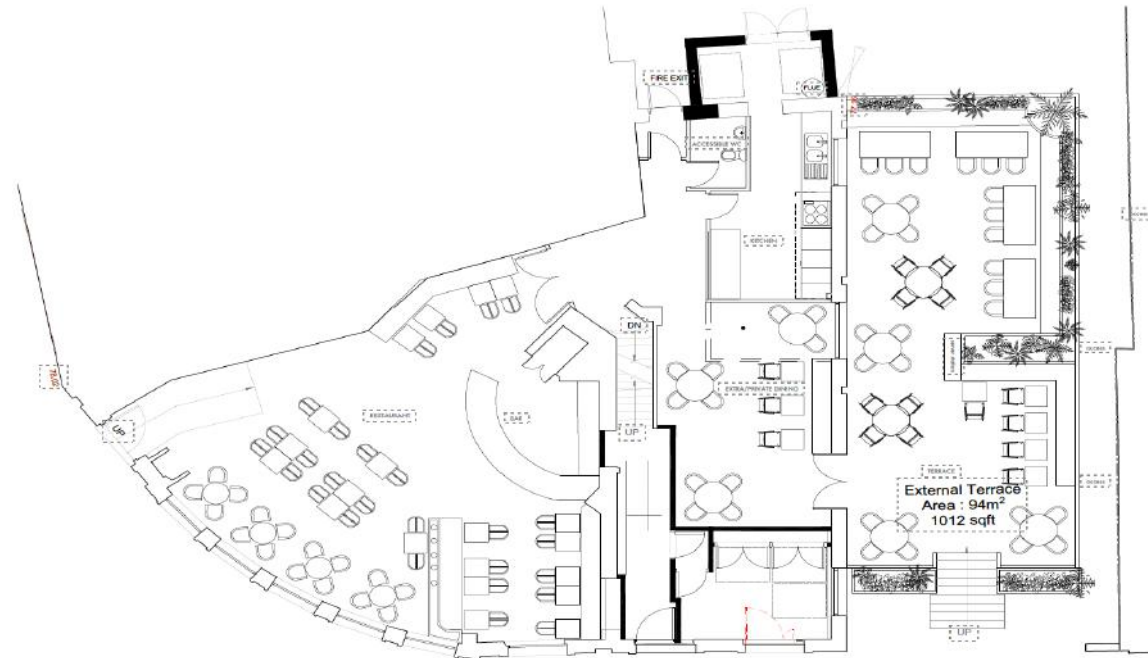
### GROUND FLOOR PLAN



### BASEMENT FLOOR PLAN



### INDICATIVE GROUND FLOOR LAYOUT & EXTERNAL TERRACE OPTION



### EXTERNAL TERRACE OPTION

- To the gable elevation is a piece of redundant land forming part of an adjacent rear property. We understand that redevelopment proposals are currently being considered for this land. There is potential of combining the front section of the land with 2 Eccleston Street for use as an external terrace / beer garden. Indicative designs outline a 1,000 sq ft terrace with access points from both the subject building but also directly onto Eccleston Street.
- Given the Property and adjacent land sit in the Local Authority's Heritage Impact Zone, we would expect relevant Council support to further assist these development proposals, particularly given the close proximity opposite the Shakespeare North Playhouse.
- Additional rental proposals are invited for the external area.

## EPC

The Property EPC is currently being processed.

## RENT

Rental offers in the region of £35,000 pa are invited for the Property. The Landlord will consider a range of lease incentives depending on proposal and Tenant covenant. The adjacent proposed external terrace is available by separate negotiation. These development proposals will be subject to the relevant consents etc.

## SERVICES

We understand that the unit will benefit from capped services (mains gas, electricity, water and drainage).

## RATEABLE VALUE

The unit was removed from the rating list in 2019 (pending redevelopment of the property). Previously the rateable value was £19,750 pa. Upon completion of the development works, the Property will be reassessed by Knowsley Council for business rates. For the avoidance of doubt, the business rates are the responsibility of the ingoing Tenant.

## PLANNING

We understand the wider property is not Grade II listed and is not located in a Conservation Area.

We note the subject unit was previously utilised as a bank under A2 planning consent which now falls under Use Class E of the Use Classes Order. In November 2022, the Property obtained a further planning consent for ground floor restaurant and basement bar uses under planning reference **19/00434/NMA1**. All planning enquiries should be directed to Knowsley Council Planning Department in the first instance.

## SUBMITTING OFFERS

In submitting an offer for the property, please confirm the following information within your letting proposal; Company entity, rental offer, proposed use, lease length, incentives required, rent review provisions, company background, availability of funding for the proposed fitout and proposed timescales.

## VIEWINGS

Formal viewings can be arranged through LBL Real Estate. Vacant possession is expected late September 2023.

## DISCLAIMER

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