To Let

The UpCo



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A better place for your commercial property needs.

Fully Fitted Bar

Quoting Rent - £25,000 per annum

LOCATION: 32 Eccleston Street, Prescot, L34 5QJ



Main Bar



Cellar



Back Bar

Fully Fitted Bar

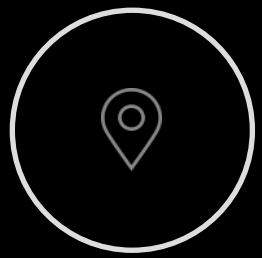
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At a glance

The property is situated on Eccleston Street in the heart of Prescot town centre, a well-established and growing leisure destination benefiting from significant regeneration investment and strong footfall from the local community and beyond.

- Turnkey F&B Offering
- New FRI Lease
- £25,000 per annum
- High end fit out



TOWN CENTRE
0 min walk



TRAIN STATION
13 min walk



BUS STATION
3 min walk



MOTORWAY
M57 - 2 Miles away

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About

A characterful bar/restaurant premises arranged over ground and first floor, prominently positioned on Eccleston Street in the heart of Prescot town centre.

The property benefits from an attractive double-fronted façade with excellent street presence and natural light throughout. Internally, the premises have been fitted out to a high standard, featuring exposed brick walls, original timber beams, hardwood flooring, and atmospheric pendant lighting, creating a warm and distinctive trading environment. The ground floor provides a well-proportioned customer area with fixed seating, complemented by a preparation/storage area and customer WC facilities.

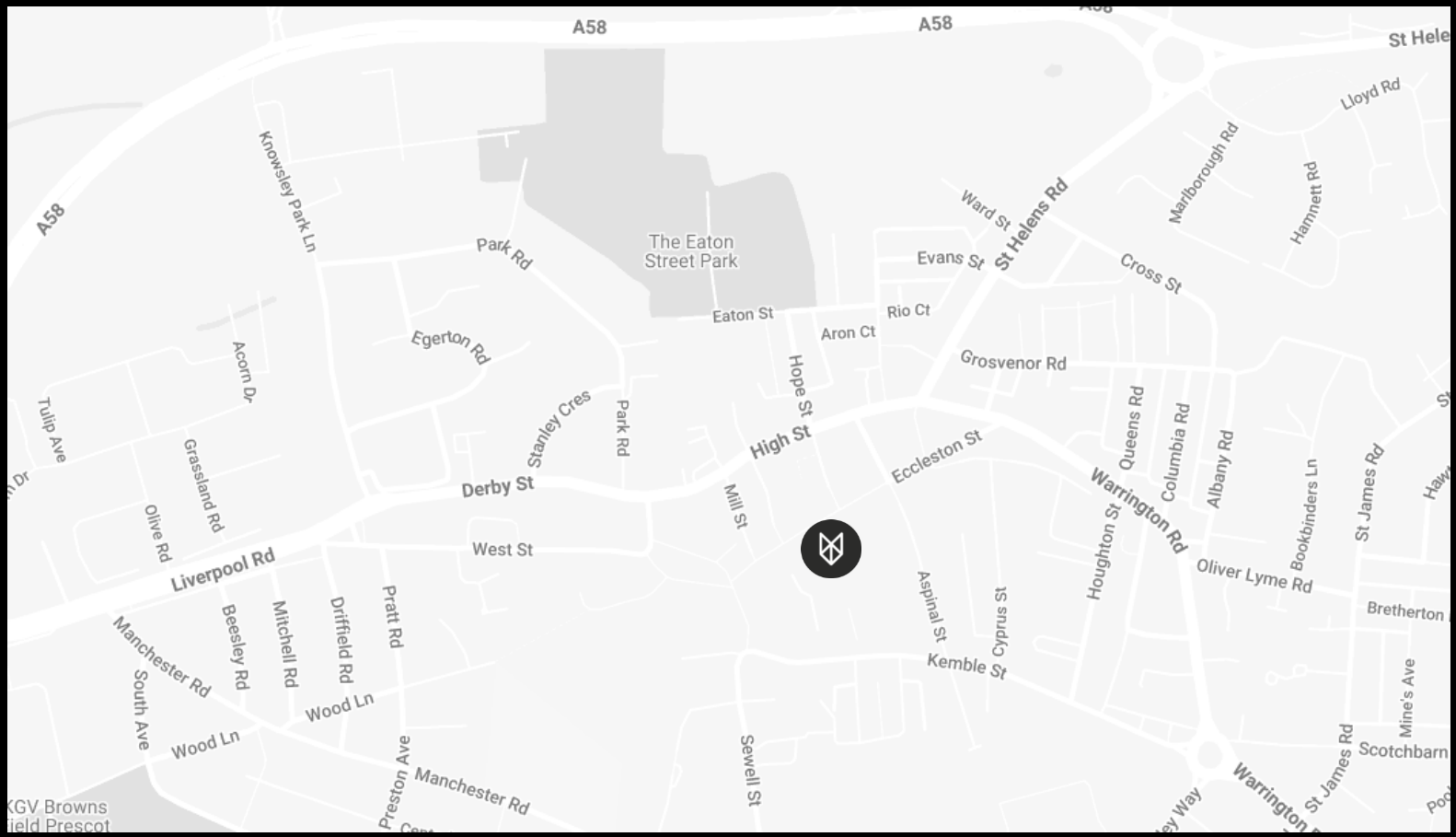
The property is available to let and offers an exciting opportunity for an incoming occupier to operate within a thriving and well-connected town centre location.



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Location



CITY
CENTRE
0 min walk

MOTORWAY
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Accommodation

The UpCo

The property has been measured in accordance with RICS Code of Measuring Practice 6th Editionand has the following Net Internal areas:

Floor	Description	Metric (m²)	Imperial (ft²)
Ground Floor	Bar, Rear Bar, Kitchen, Cellar, DDA WC	52.5	565
First Floor	Seating Area, WCs, Kitchen	46.8	504
Total		99.3	1,069

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Front Elevation



Upstairs Seating


Main Bar

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In detail

Tenure
New FRI Lease for minimum term of 5 years
Landlord is seeking premium for F&F for Fitout (TBC)

Rateable Value
£15,000 (with effect from 1 April 2026)

EPC
Band C

Legal Costs
Each party is to bear their own costs in connection with the completion of the lease and stamp duty thereon.

VAT
We are advised that the property is unelected for VAT purposes.

Rent
£25,000 per annum

In detail ctd.

Anti-Money Laundering
In accordance with current Anti-Money Laundering Regulations, The UpCo (a trading name of 5050 Developments Ltd) is legally required to verify the identity of any proposed purchaser or tenant once a transaction has been agreed and prior to issuing contract documentation. This process is designed to prevent fraud and money laundering. Verification will typically require provision of photographic identification (such as a passport or driving licence) and a recent utility bill or similar proof of address.

Disclaimer
Misrepresentation Act 1967. These particulars are issued by The UpCo (5050 Developments Ltd) for the guidance of interested parties, but they do not constitute, nor form part of, any offer or contract. Whilst every effort has been made to ensure accuracy, no responsibility is accepted for any error or omission. Any interested party should verify the accuracy of all information through inspection or other means as appropriate. No person in the employment of The UpCo has authority to make or give any representation or warranty in relation to this property.

Details prepared November 2026.

The UpCo is a trading name of 5050 Developments Ltd, registered in England & Wales (Company No. 11653075).
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Contact

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