



111 Old Lane  
Eccleston Park, Prescot, L35 7JX  
**Offers Over £99,950**



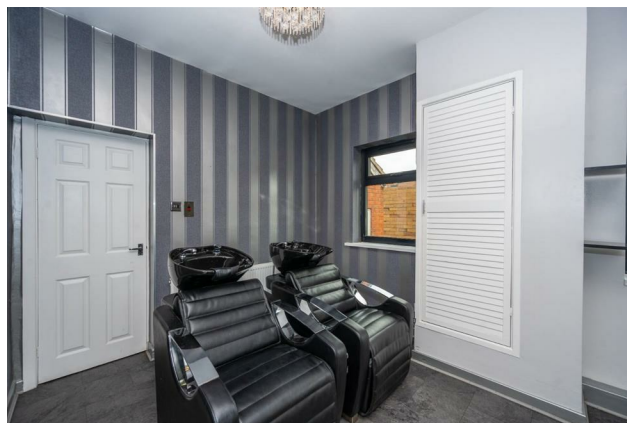
# 111 Old Lane, Eccleston Park, Prescot, L35 7JX

Stapleton Derby are pleased to present a prime opportunity to acquire a versatile detached commercial unit in the heart of Eccleston Park, Prescot. This property is perfect for a variety of business uses and offers excellent value for its features and location.

Property Features: Total Area: 60.3 square meters,  
 Commercial Space: Spacious shop area suitable for retail or office use  
 Additional Areas: Rear kitchen/storage area, Shower room, Toilet  
 Parking: Off-road parking at the front, Additional parking to the side  
 Outdoor Space: Rear yard

Location: Situated on Old Lane, this commercial unit enjoys a strategic location with easy access to local amenities and transport links. Eccleston Park is a thriving community, making this an ideal spot for businesses looking to establish a presence in a vibrant and growing area.

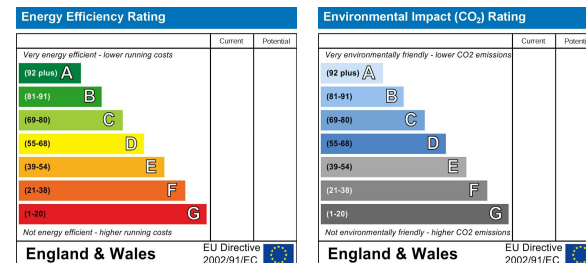
The layout provides flexibility for a range of business activities, from retail to office operations. The off-road and side parking facilities ensure convenience for both customers and staff. With a competitive asking price of 'Offers Over' £99,950, this property represents an excellent investment opportunity.



## Floor Plan



## Energy Efficiency Graph



### IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.