

TO LET: £33,400 p/a

Sublease Rental Offers
Considered

Unique Wine Bar/Club
Premises

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

FORMER LOMBARDS, LORD STREET, SOUTHPORT, MERSEYSIDE, PR9 0AG



- Unique Grade II Listed Wine Bar/Club Premises
- Situated to Southport Town Centre, to r/o Lord Street Shopping Boulevards
- Approximately 391.58 sq m (4,213.40 sq ft) (exc. flat)
- Vacant Possession
- Flexible Sub-Lease Terms Considered



Hoghton Place, 47 Hoghton Street, Southport,
Merseyside, PR9 0PG
Telephone: 01704 500345
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Location: The subject premises are located to the rear of 423-431 Lord Street Shopping Boulevards, with the entrance off a pedestrian walkway leading through to Stanley Street. Lord Street is one of Southport's primary retail and commercial areas and arguably the most recognised location in the surrounding environs.

Description: The premises comprise a converted former banking hall and are currently arranged as a wine bar, having included the fitting of a mezzanine level. Historically the property has also traded as a restaurant.

Internally the premises have retained much of the resplendent original decoration, and we understand the interior of the building is Grade II Listed.

Accommodation: We understand the property extends to the following Gross Internal Areas:

Public Area: 263.10 sq m (2,832 sq ft)

Ancillary: 36.51 sq m (393 sq ft)

Mezzanine: 91.97 sq m (990 sq ft)



Tenure: Leasehold. The premises are held by way of a lease dated 27th September 1985 for a term of 50 years from 25th December 1984. The lease makes provisions for 5 yearly rent reviews.

Rent: The current lease makes provisions for payment of £33,400 per annum exclusive of all other outgoings. Flexible sub-lease terms will be considered.

Legal: Ingoing tenant will be responsible for the landlord's reasonable legal fees incurred in the preparation of the lease.

VAT: All prices and rentals are exclusive of but may be subject to VAT.

EPC: Available upon request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Business Rates: We recommend enquiries are made via Sefton MBC, Tel: 01704 533133.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all Tenants once an offer is accepted, whereby we will require proof of identity and proof of address of the prospective Tenant.

Details updated March 2023

ALL MEASUREMENTS ARE APPROXIMATE AND NOT TO BE USED OTHER THAN AS A GUIDE. SHOULD A MORE ACCURATE MEASUREMENT BE REQUIRED PLEASE CONTACT THIS OFFICE. SERVICES, FIXTURES AND FITTINGS HAVE NOT BEEN TESTED AND NO FORMAL SURVEY HAS BEEN CARRIED OUT BY OUR STAFF, THEREFORE, NO WARRANTY OR GUARANTEE APPLIES TO THESE PARTICULARS.

