

## Retail Premises

To Let: £45,000 per annum plus  
VAT.

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**70 Chapel Street, Southport, Merseyside PR8 1BZ**



- Prime position to Chapel Street with return frontage to London Street, Southport
- Approximately 2,719 sq ft over Ground and First Floors
- Available by way of a New Lease
- Alternative Uses and Incentives Considered

Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
Telephone: 01704 500345  
Email: [info@fittonestates.com](mailto:info@fittonestates.com)

**Location:** Southport is an attractive coastal resort town serving an urban area population of approximately 91,400 increasing to over 108,800 within 10km and 558,440 within 20km. The subject property is adjacent to Southport Railway Station (124th busiest of 2,566 stations in the UK with over 4.7m entries and exits in 2020. Immediate nearby occupiers include **EE, Tui, Marks and Spencers, The Fragrance Shop, Boots and Wilko**. The main town centre parking is a 430-space pay & display car park at the rear to the unit.

**Description:** Formerly occupied by Carphone Warehouse the property is primarily open plan with substantial return glazed frontage onto London Street. Suspended ceiling incorporating recessed lighting and enclosed stairs to the rear of the unit which leads to the first floor storage area, which in turn has a ramped access onto the rear delivery yard, accessed from Tulketh Street.



**Accommodation:** The premises are arranged over ground and first floor with the following approximate areas and dimensions:

Ground Floor **1324 sq ft** First Floor **1395 sq ft**

Total NIA **2,719 sq ft**

The premises benefit from having rear and off road servicing via the secure service yard at first floor level.

**Terms:** The property is available by way of a new full repairing and insuring lease.

**Rent:** £45,000 per annum plus VAT.

**Service Charge:** £2,950 per annum.

**Building Insurance Contribution:** £900 per annum.

**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 are required to obtain proof of identity and proof of address of the prospective tenant.

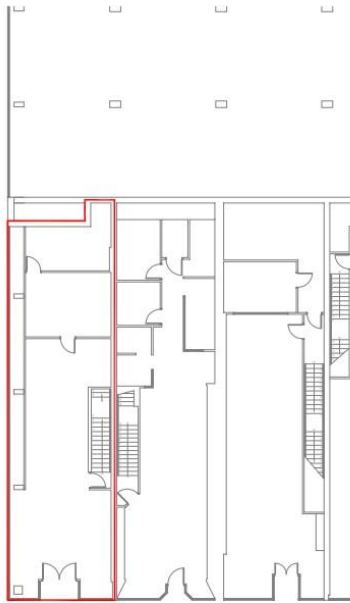
**VAT:** All prices and rentals where quoted are exclusive of but may be subject to VAT.

**Legal:** All parties are responsible for their own legal costs.

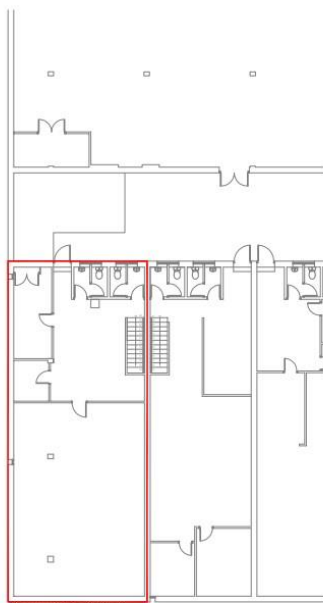
**Business Rates:** The rateable value of the property is £18,500 from April 2023.

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

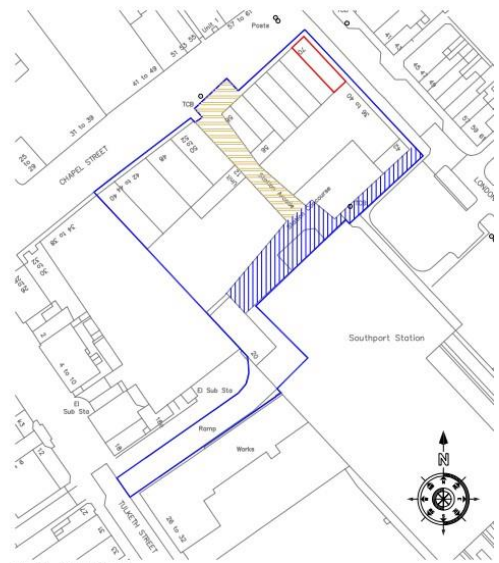
**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.



**No. 70 - Chapel Street**  
**Ground Floor Plan**  
**(scale 1:200 @ A3)**



**No. 70 - Chapel Street**  
**First Floor Plan**  
**(scale 1:200 @ A3)**



**No. 70 - Chapel Street**  
**Location Plan**  
**(scale 1:2500 @ A3)**



### Details Prepared 23 May 2023

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.