

Retail Premises Adjacent to
Southport Train Station

To Let: £20,000 per annum
exclusive

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

42 London Street, Southport, Merseyside PR9 0TJ



- **Glazed return frontage to London Street and entrance to Southport Train Station.**
- **Approximately 1,200 sq ft over Ground and First Floors.**
- **Formerly Retail but scope for alternative uses, subject to the necessary consents.**
- **Available by way of a New Lease.**

Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: 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 the entrance to Southport Railway Station and the main town centre NCP car park (430 spaces). Southport station is the 124th busiest of 2,566 stations in the UK with over 4.7m entries and exits in 2020.

The property occupies a strong and dominant corner position in the town centre fronting London Street, which is located in close proximity to Chapel Street, Southport's 100% prime retailing pitch. Nearby national multiple retailers include **Wilko's, Marks and Spencer, Primark, Boots, River Island, JD Sports and The Fragrance Shop.**

Description: This property has its entrance on London Street but has return glazing adjacent to the entrance to Southport Train Station.

The ground floor is open plan with stairs leading to the first floor storage area with wc and access to the first floor delivery yard accessed off Tulketh Street.



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

Ground floor: 631 sq ft First Floor: 645 sq ft. Total 1276 sq ft

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

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

Rent: £20,000 per annum exclusive.

Service Charge: £1,420 per annum.

Building Insurance: £450 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 tenants.

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 £10,250.

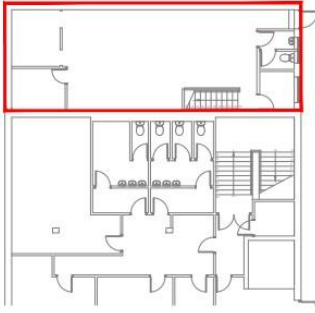
EPC: A full copy of the EPC & Recommendation Report are available on request.

Viewing: Strictly by appointment made through the joint agents Fitton Estates on 01704 500345 or Peter Rowe of Emanuel Oliver on 0161 711 0833.

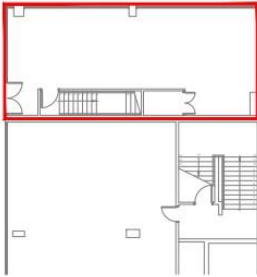


Details Prepared 14th September 2021

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No. 42 London Street
First Floor Plan
(scale 1:200@A3)



No. 42 London Street
Ground Floor Plan
(scale 1:200@A3)

