

TO LET

Town Centre Restaurant Premises

£15,000 Per Annum exclusive of all other outgoings

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

10 Union Street, Southport PR9 0QE

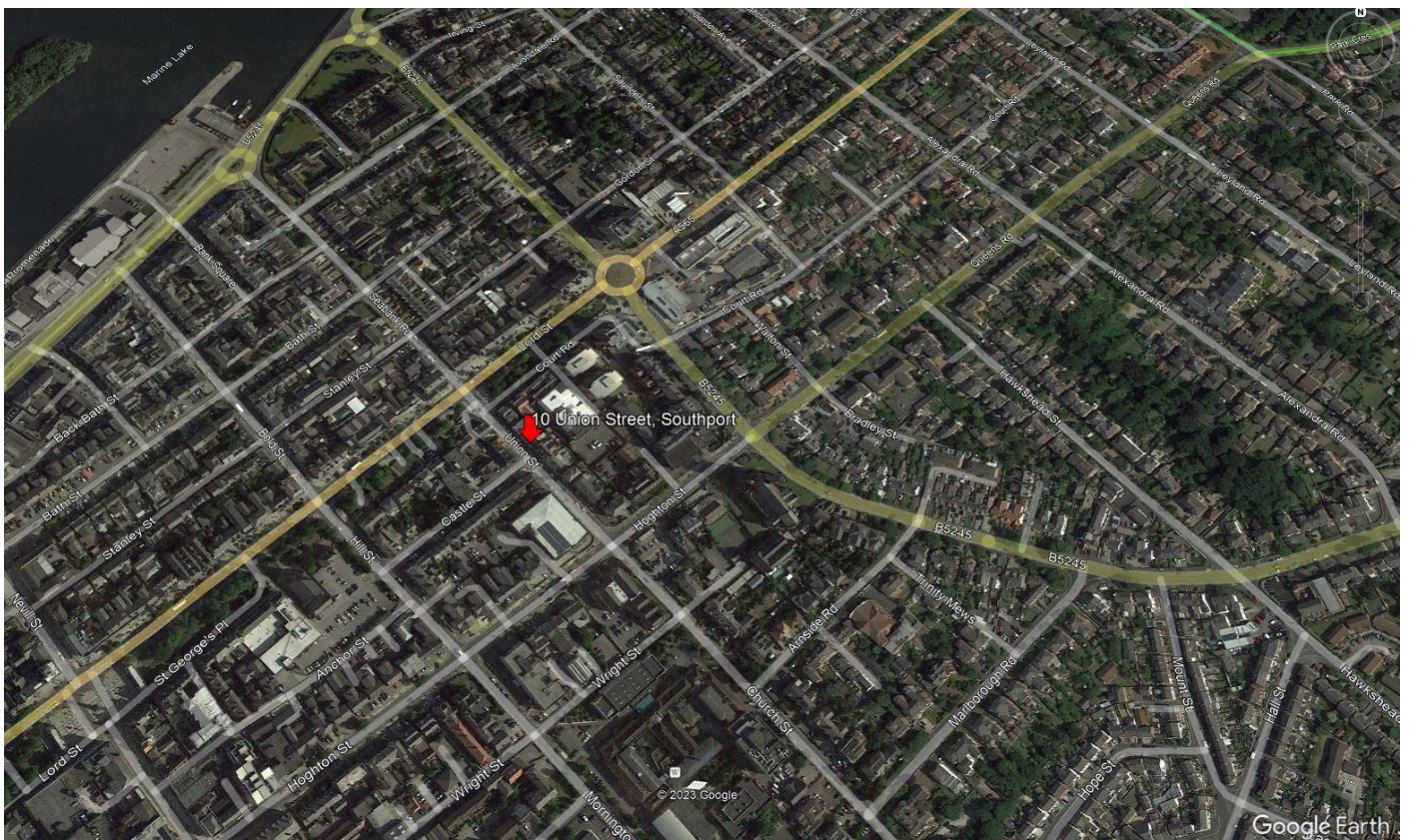
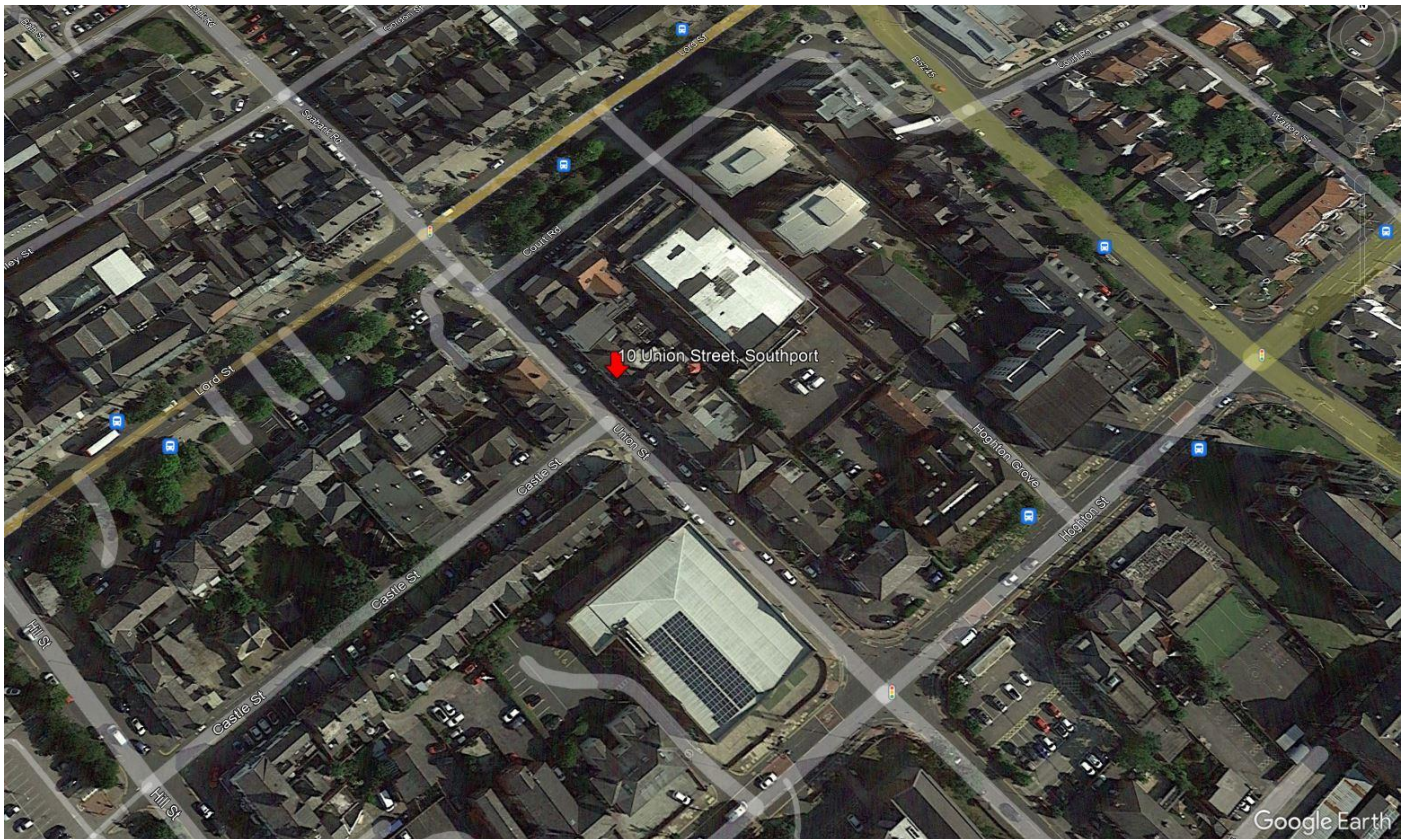


- Restaurant premises.
- Southport Town Centre Location.
- Suitable for alternative uses such as: takeaway/bar/retail, subject to the necessary consents.
- Available by way of a new lease.
- Incentives available.

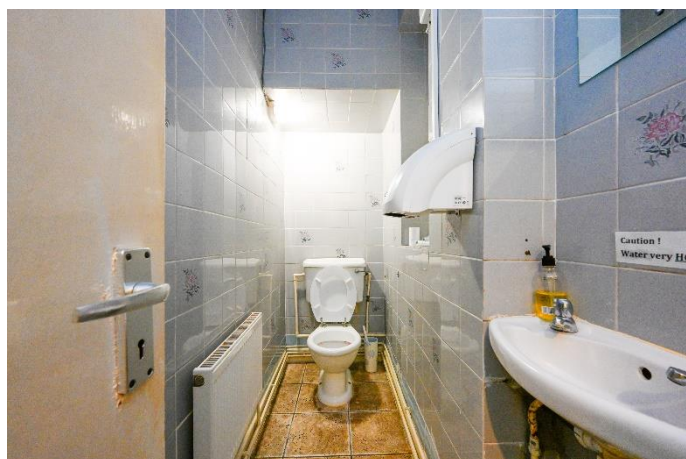


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Location: Union Street is situated of Lord Street, the subject property being situated to the rear of Punch Tarmey's Public House. The property is located to Union Street which is a parade in Southport Town Centre. A number of bars, restaurants and retail units in a location which runs perpendicular to Lord Street Boulevard & Hoghton Street which is Southport's primary office location.



Description: The property comprises a mid-terrace two storey property with open plan dining areas to the ground floor with rear bar and wc facilities. Beyond which is a large commercial kitchen facility with additional storage. The first floor provides further storage / ancillary accommodation.



Rental: £15,000 per annum exclusive of all other outgoings.

Terms: The property is available by way of a new minimum 3-year lease on terms to be agreed. Please note, references and deposit will be required.

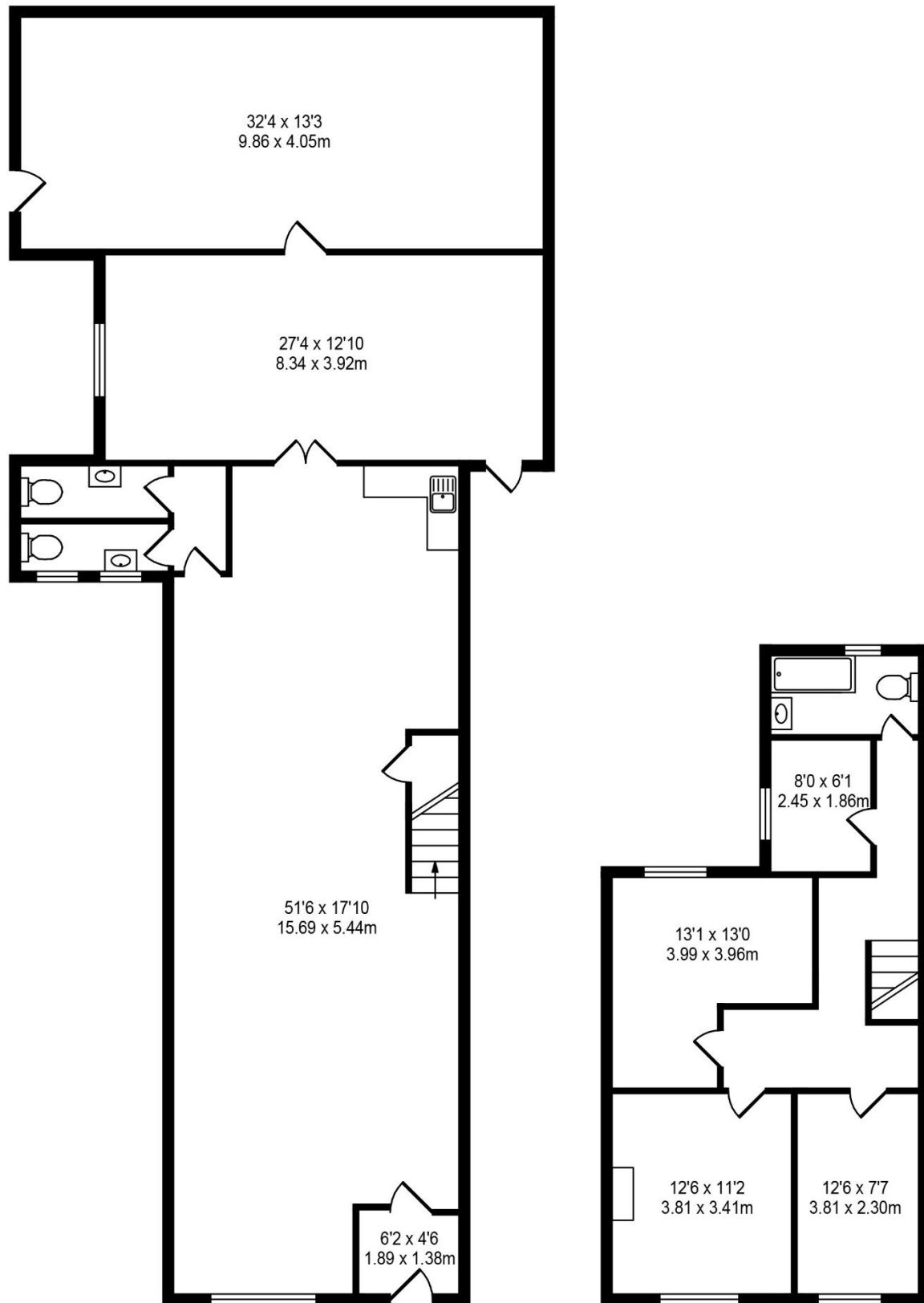
EPC: A copy of the EPC is available on request.

Legal: Each party is to be responsible for their own legal costs.

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

Accommodation: Floorplan below not to scale and provided for indicative purposes only

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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.

Business Rates: The tenants would be responsible for the payment of business rates.

The property is currently listed in the 2023 rating list as having a rateable value of £11,750

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

Details Prepared 08 November 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.