

TO LET

**SUBSTANTIAL AND WELL-APPOINTED
RESTAURANT AND BAR**

**Rental: £35,000 per annum plus VAT if
applicable and exclusive of all other
outgoings**

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

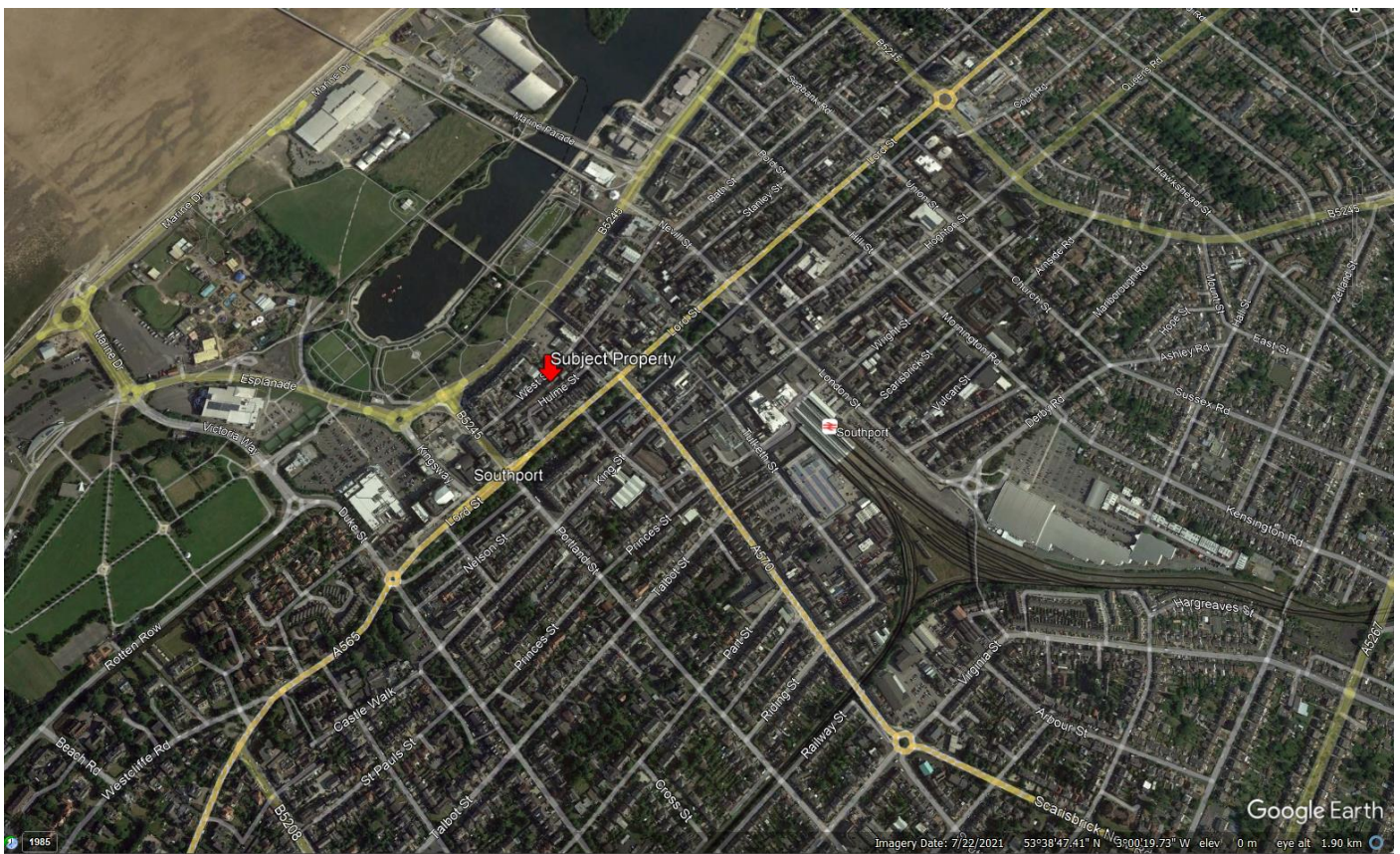
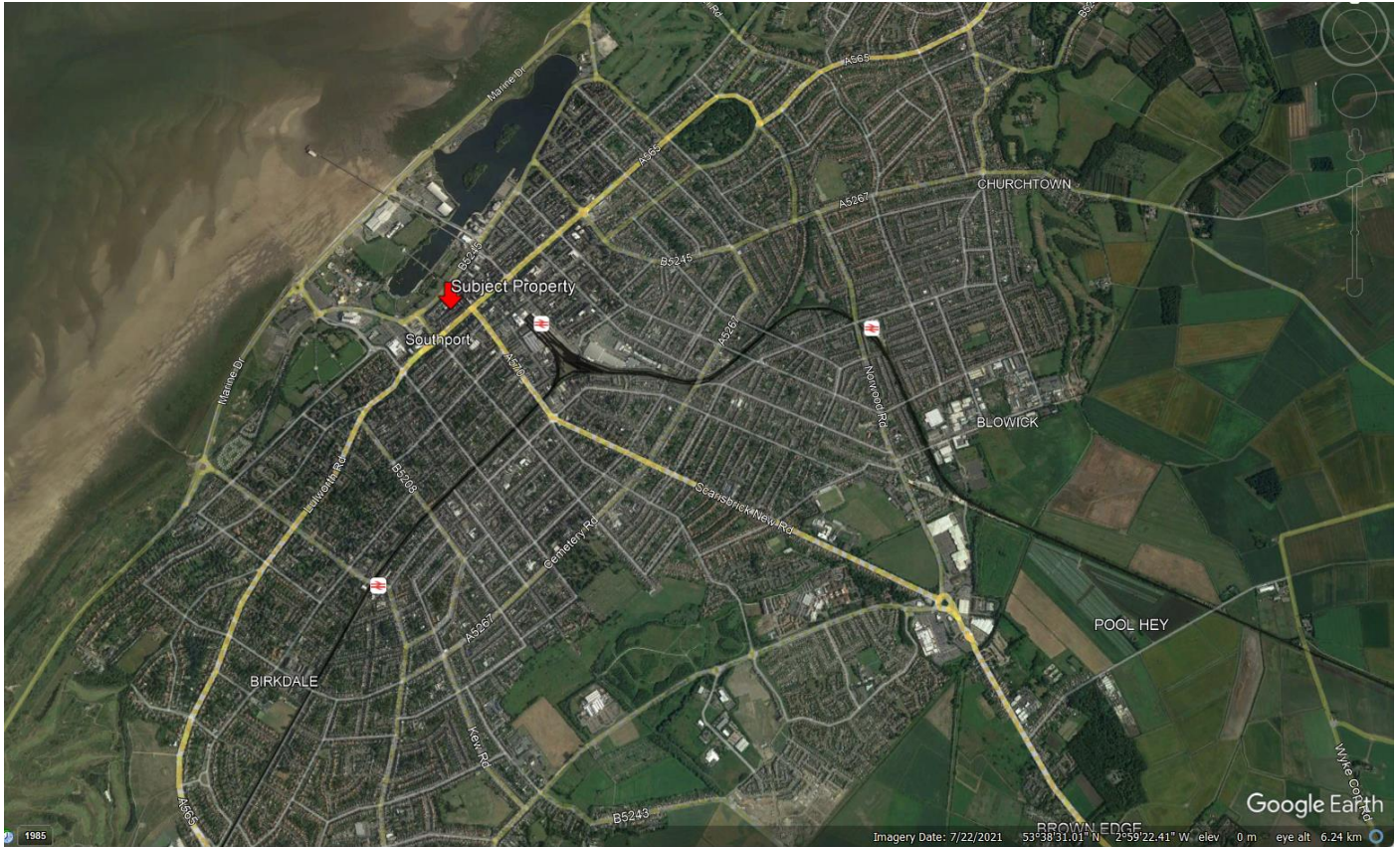
30 West Street, Southport, Merseyside PR9 1QN



- **Exceptionally well-appointed restaurant and bar**
- **Over ground and first floors.**
- **Premium fitted out restaurant.**
- **Fitted and ready to trade - inventory of landlord's fixtures and fittings available.**
- **Available by way of a new lease without ingoing premium.**
- **Flexible terms available - incentives available subject to terms agreed.**

**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: Southport is an affluent seaside town and popular tourist destination, situated approximately 17 miles north of Liverpool. The town has a resident population of 93,000 persons, which increases considerably during the main holiday season.



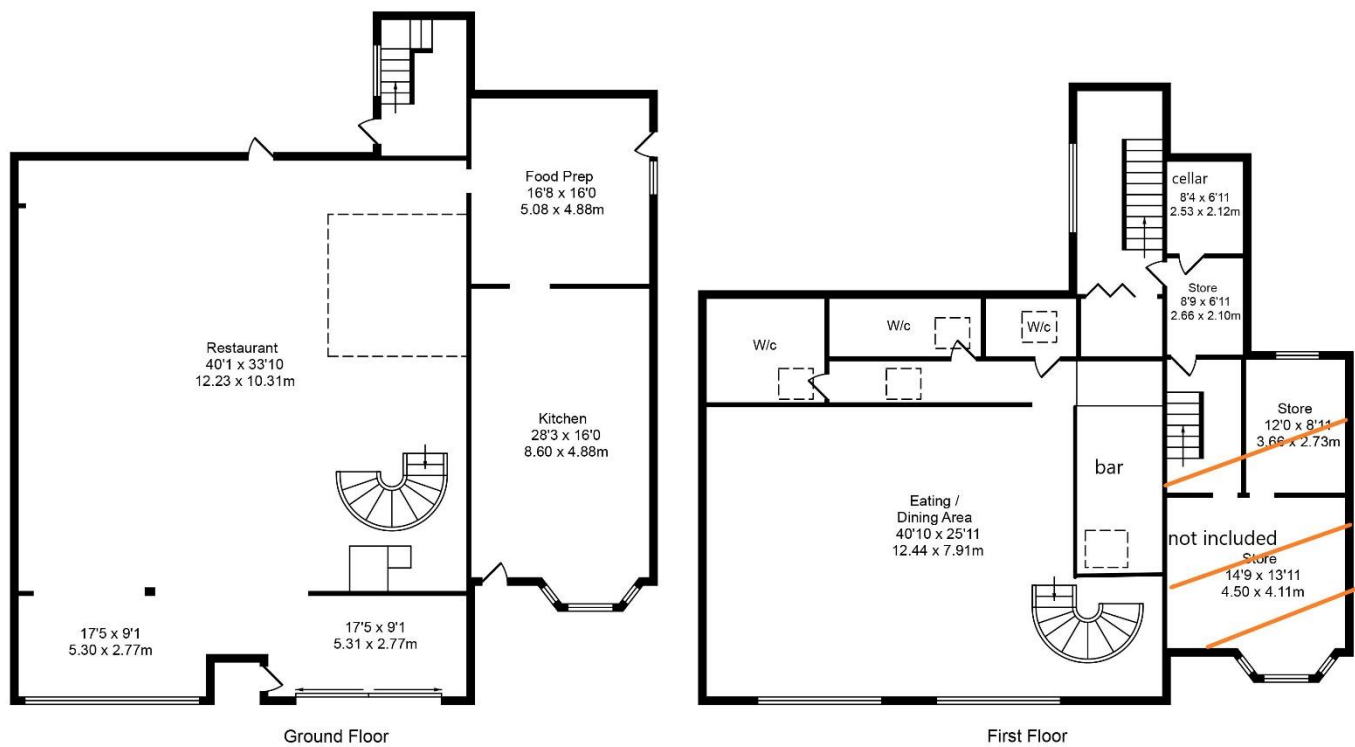
The town has an established retail and leisure market, offering a good mix of national and independent shops, restaurants, cafés and bars. The main retail activity is primarily concentrated along Lord Street and Chapel Street. This long established and very well-appointed restaurant enjoys a quirky backstreet location on West Street, which runs parallel to Lord Street to the west and is firmly established as the main leisure destination circuit of the town centre.

Description: Exceptionally well-appointed and established restaurant and bar premises to let over ground and first floors and cellar. The restaurant, with fitted commercial kitchen adjacent and office/storage to the first floor, offers approximately 100 covers, with the first floor having a large lounge bar and WC facilities. The property will be offered with the benefit of all the existing kitchen equipment and furniture, subject to a landlord's inventory.

The top 3 floors are occupied by a Shared office/ Co-working space for 65 Desk which could provide potential day time trade / increased footfall.

Accommodation: Please refer to the floor plans below, which are 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



Rent: £35,000 per annum exclusive of all other outgoings and plus VAT if applicable. Please note, the landlords would not be seeking an ingoing premium. A deposit and references would be required.

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: Each party are responsible for their own legal costs.

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

The property currently has a Rateable Value of £35,500 however, this includes the second and third floors and therefore it will require reassessment by the Valuation Office Agency.

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. **Details Prepared 14 November 2023**

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