

TO LET

Town Centre Retail Premises

**Rental: £40,000 per annum
exclusive**

Fitton Estates
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Former McDonalds, 8a Eastbank Street, Southport, Merseyside, PR8 1DW

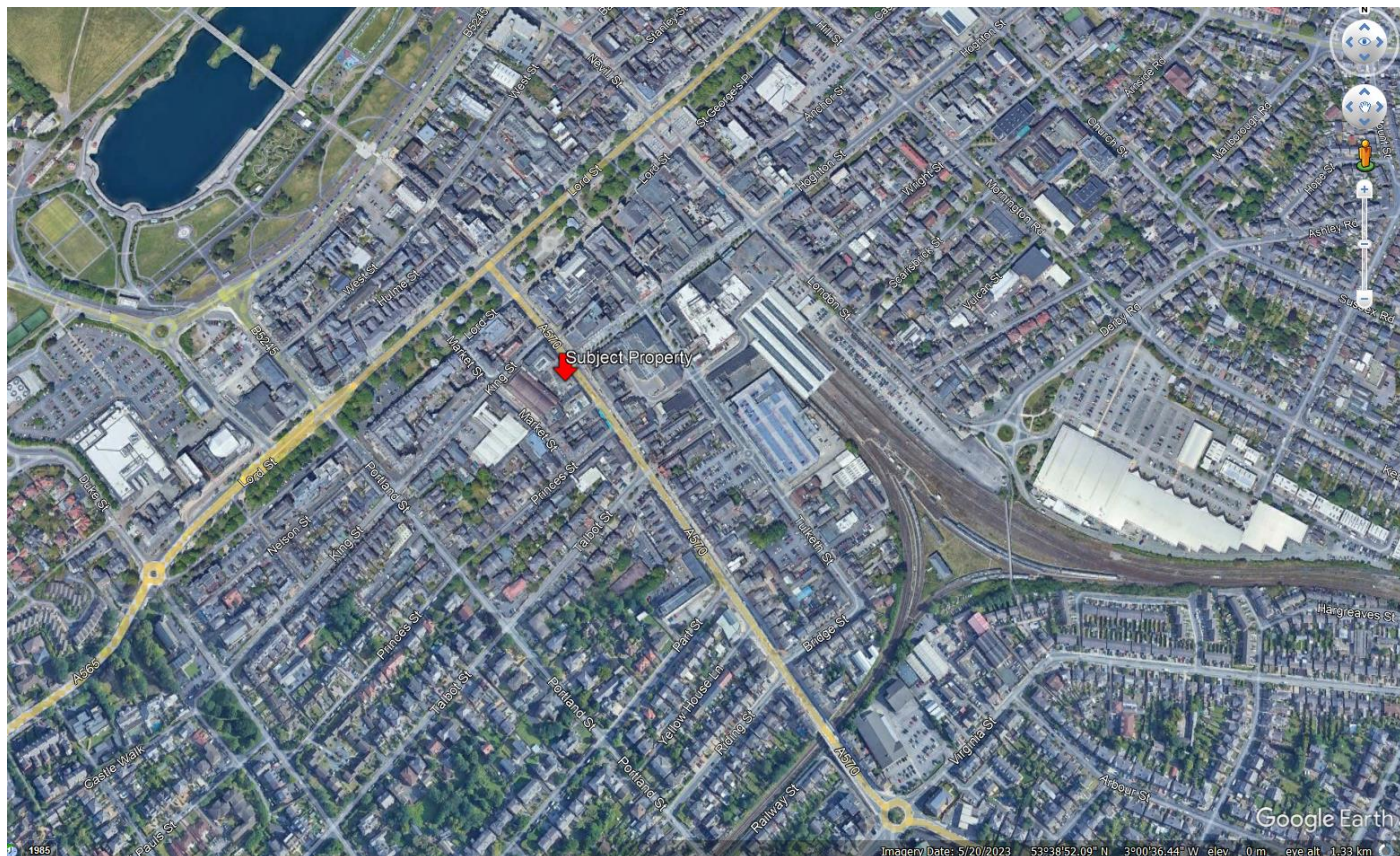


- **Town Centre Retail Premises**
- **Arranged Over Ground, First and Second Floor**
- **Approximately 9,235 Square Feet**
- **Suitable for Alternative Uses - Subject to Necessary Consents**
- **Available by way of a new lease**



**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
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Location: The subject property can be found close to its junction with King Street on Eastbank Street, which is an arterial road into Southport Town Centre from the A59, the subject property being opposite Costa Coffee and Chapel Lane, which is the pedestrianised retail centre of Southport.



Description: Town Centre Retail Premises To Let.

The property is arranged on ground and first sales floors and ancillary at first and second floor. Historically the property traded as McDonalds, however would be suitable for alternative uses - subject to the correct consents. Nearby occupiers include Superdrug, The Entertainer and KFC.



Rent: £40,000 per annum exclusive.

Terms: Available by way of a new lease. Terms to be agreed.

Deposit and references will be required.

Accommodation: We understand the property in total extends to approximately 9,235 square feet.

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 will be responsible for their own legal costs.

Business Rates: The tenant would be responsible for the payment of business rates. The property is currently listed as a whole and having a Rateable Value of £37,000.

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 17 January 2024

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