

TO LET

RESIDENTIAL APARTMENTS BY  
WAY OF A COMMERCIAL LEASE

£30,000 per annum

Fitton Estates  
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

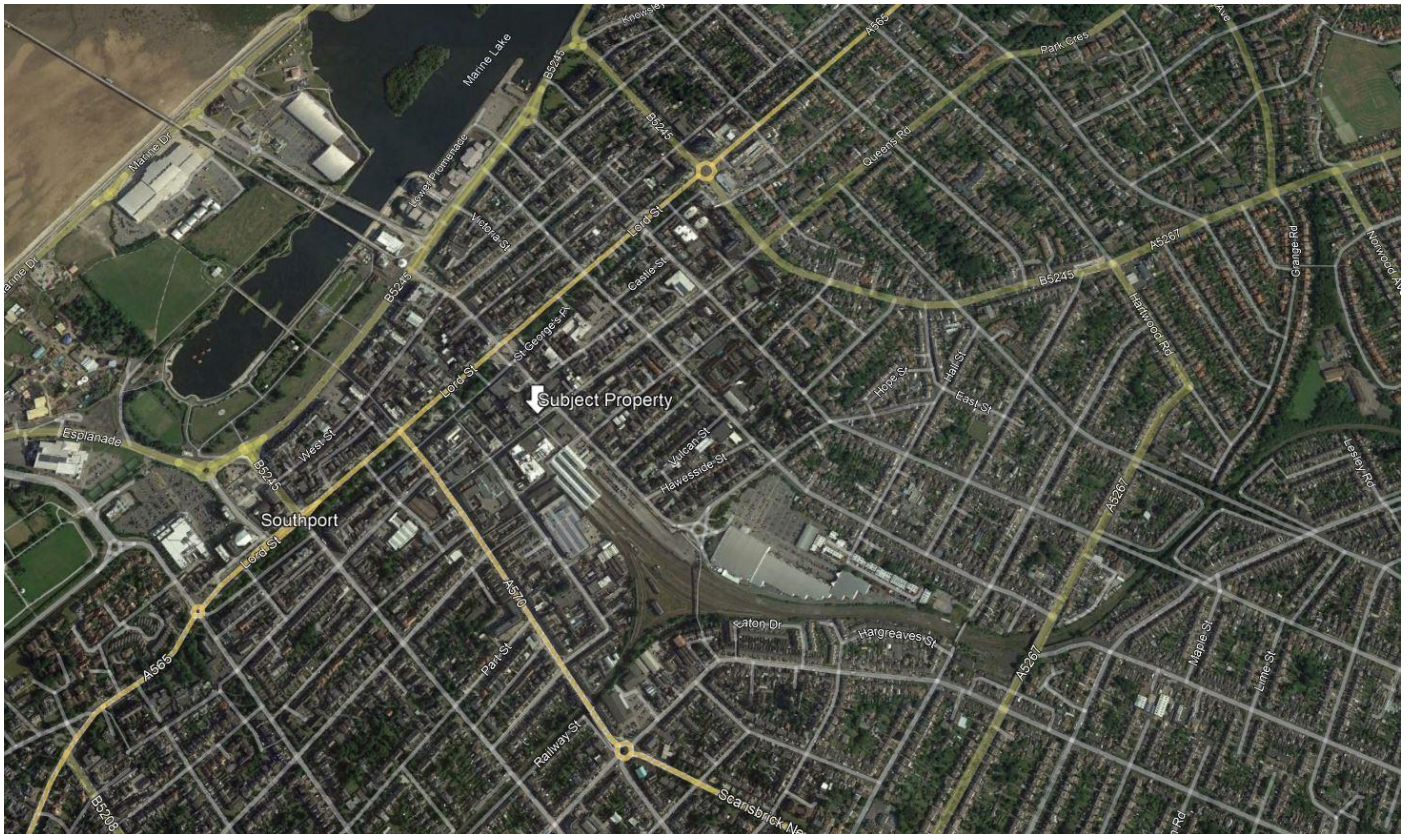
1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor Apartments, 55 Chapel Street, Southport, Merseyside, PR8 1AL



- Three Residential Apartments
- Available Approx May 2024
- Prime Position to Chapel Street, Southport
- Immediate Location to Southport Train Station
- Available By Way of a Commercial Lease

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

**Location:** The subject unit is located to pedestrianised Chapel Street which is one of Southport's main shopping areas. Chapel Street runs approximately 0.2 miles between its junctions with Eastbank Street and London Street and is host to a variety of local and national retail, coffee shops, and financial service users.



**Description:** The subject property is undergoing conversation for three apartments to the first, second and third floor. The apartments will consist of two, two bedroom apartments to the first and second floor and a one bedroom apartment to the third floor.

It is the Landlords intention to let all three apartments on a commercial lease. Ideal opportunity as a Air B&B arrangement or a let to let agreement.

Further details on application.

***Photographs are for illustrative purposes only. Photographs are of Landlords previous projects.***





**Rent:** £30,000, subject to contract.

**Terms:** The property is available by way of a new lease on terms to be agreed.

**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 / Council Tax:** We understand the building will require reassessment for letting of part.

**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.

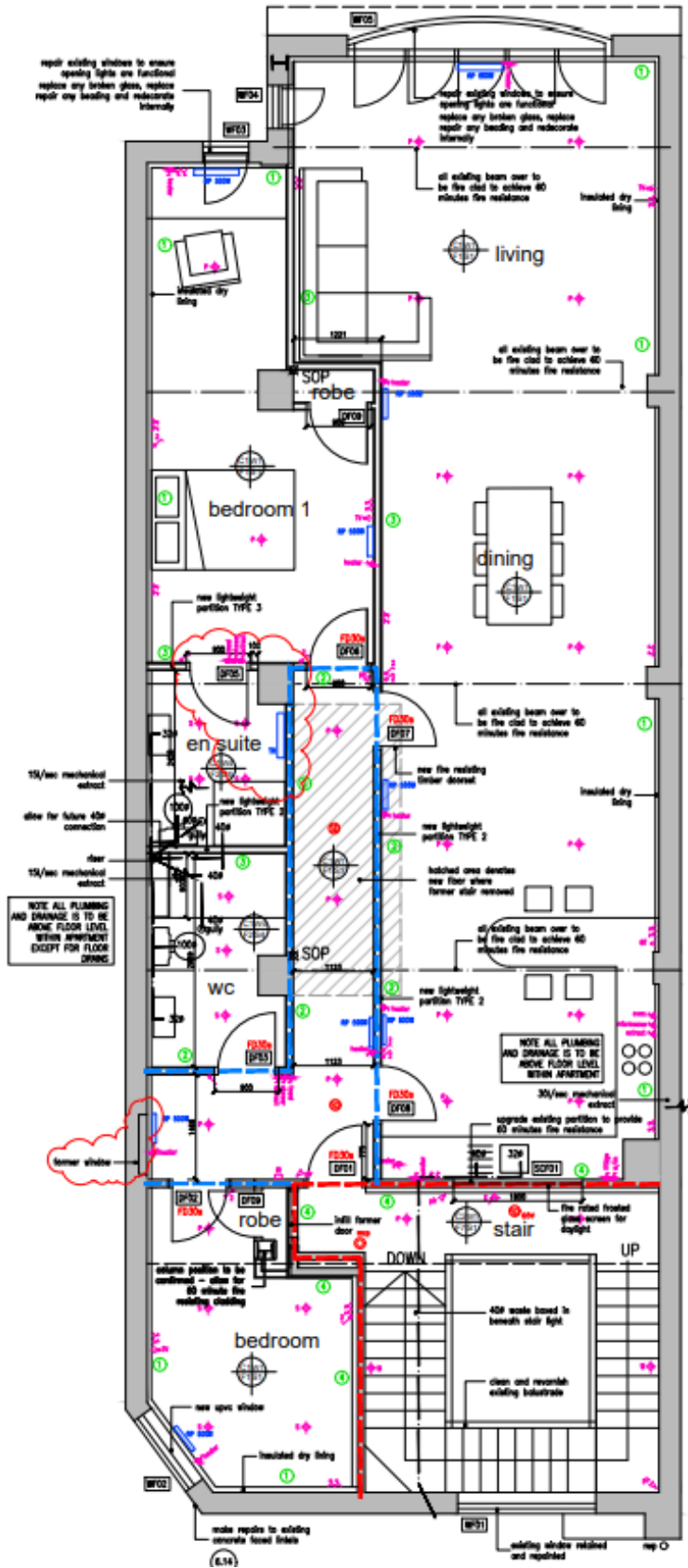
**Details Prepared 25 January 2024**

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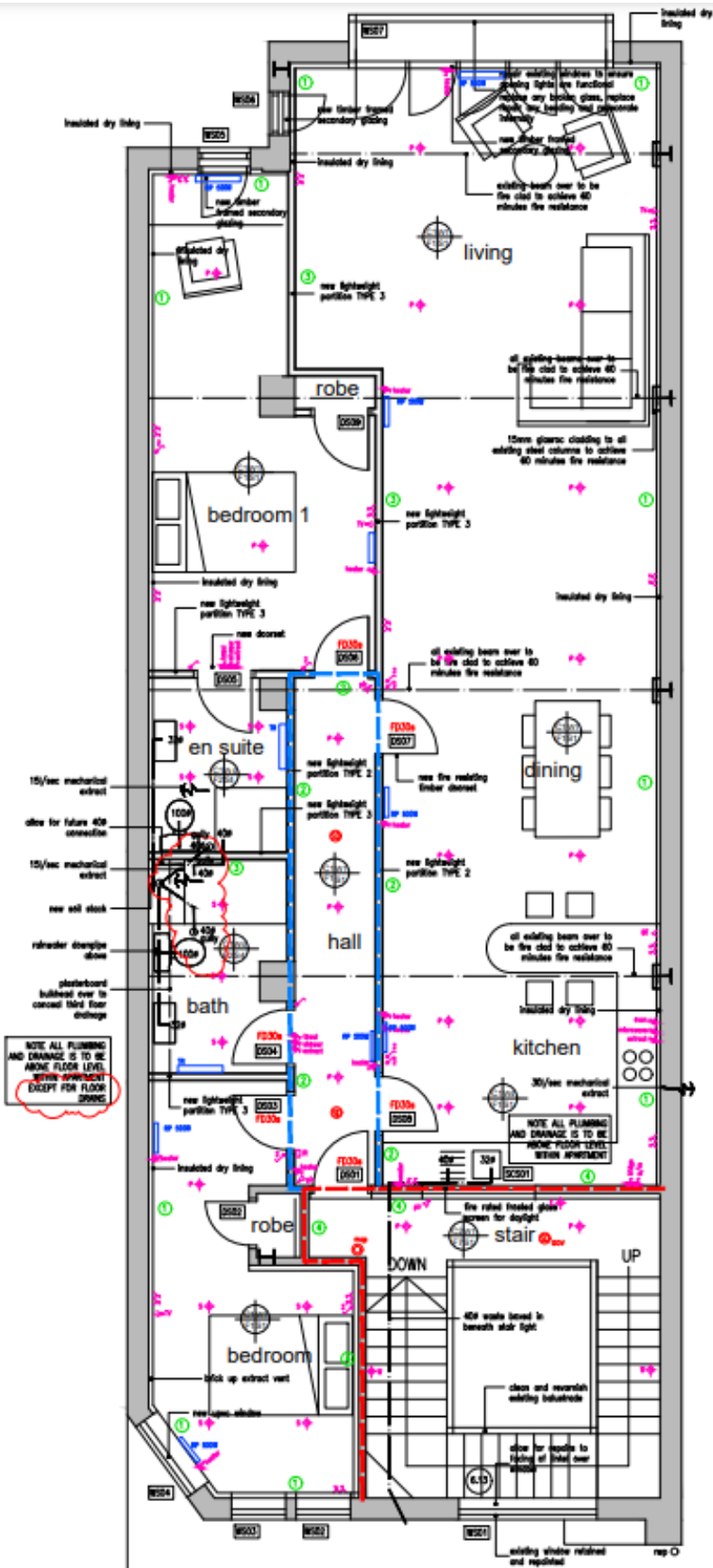
**Accommodation:** Floor plans not to scale and for indicative purposes only.

A copy of the proposed floor plans are available on request.

*Proposed First Floor Flat*



Proposed Second Floor Flat



Proposed Third Floor Flat

