

Self-Contained Retail Premises

To Let: £11,400 Per Annum

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**134 Cambridge Road, Churchtown, Southport PR9 9RZ**



- Refurbished Ground Floor Retail Unit
- Rental - £11,400 Per Annum Exclusive Of All Other Outgoings
- Situated To Churchtown Village Within A Popular Retail Parade
- Available By Way Of A New Lease On Terms To Be Agreed



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**Location:** The property is situated within Churchtown Village, on the easterly side of Cambridge Road, close to its junction with Marshside Road and Preston New Road. Nearby occupiers include Waterfield Bakers, Tesco Express, Co-op, Spar and Boots, in addition to various other local retailers.



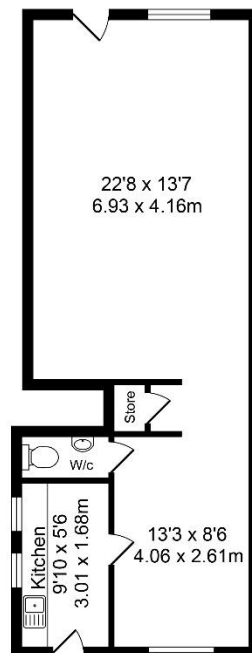
**Description:** The refurbished self contained retail unit comprises of a ground floor open plan retail unit, with glazed shop front and adjacent timber pedestrian door. Internally, there is an open plan sales retail area with storeroom, kitchenette and WC to the rear. There is also an enclosed rear yard. Please note takeaway uses will be prohibited.





**Accommodation:** We understand the property provides approximately 480 square feet NIA or thereabouts.

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



**Terms:** The property is available by way of a new lease on terms to be agreed. Deposit and references will be required.

**Rent:** £11,400 per annum exclusive.

**Building Insurance:** The landlord will insure the building and recover the premium from the tenant. The tenant will be responsible for the insurance of their own goods and services.

**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:** We understand that VAT will not apply to the rent.

**Legal:** The tenant will be responsible for a contribution towards the landlords legal costs for the preparation of the lease.

**Business Rates:** The tenant would be responsible for the payment of business rates, from our enquiries of the VOA website, we understand the rateable value is £4,700.

Subsequently, subject to the ingoing tenant meeting the necessary criteria, they may benefit from business rates exemption, under the current rules.

**EPC:** An EPC will be available upon request.

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

#### **Details Prepared 12 April 2024**

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