

Preliminary Particulars

TO LET

Former Coffee Shop/Café Premises

**Rental: £32,500 Per Annum
exclusive plus VAT**

Fitton Estates
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

365 Lord Street, Southport, Merseyside PR8 1NH



- **Prime Retail Pitch.**
- **Prominent Grade II Listed Building.**
- **Well-Proportioned Ground Floor Sales Area.**
- **Self-Contained Ground Floor Premises with Rear Commercial Kitchen and Stores.**
- **Approx. 1,213 sq.ft. NIA.**
- **Café/Restaurant/Retail Use or Alternative Uses Subject to Planning.**

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

Location: The subject property occupies a prominent position between the Occulo Lounge and Lakeland, and close to Café Nero and Bistro Pierre. The subject property is identified on our aerial imagery below, located on Lord Street close to its junction with Nevill Street in the heart of Southport Town Centre.

Southport is a popular coastal destination serving a population of approximately 94,421. The subject property is close to Southport Railway Station and easily accessible to many bus routes.



Description: Self-contained ground floor former coffee shop/café. The building we understand was originally constructed as a bank, with ornate polished red granite shop front, three-bay columns mounted on pedestals, with pedestrian door leading into the primarily open plan former café area, with part perimeter seating, together with WC and commercial kitchen facility to the rear.

Whilst the property was previously used as a coffee shop, it would lend itself to retail or other leisure uses, subject to the necessary consents.

Accommodation: We understand the property extends to approximately 1,213 square feet NIA.

Rental: £32,500 per annum plus VAT.

Service Charge & Insurance: Information available on request.

Tenure: Available by way of a new effective full repairing & insuring lease on terms to be agreed. Available from 30th September 2024, or earlier by negotiation.

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: We understand VAT will be applicable to the rental.

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

Business Rates: The tenant would be responsible for the payment of business rates if applicable.

From the April 2023 valuation list, the property is listed as having a Rateable Value of £16,750.

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 24 April 2024

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