

TO LET

Ground Floor Retail Unit

Rental: £19,000 per annum

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

118 Lord Street, Southport, Merseyside PR8 1AA

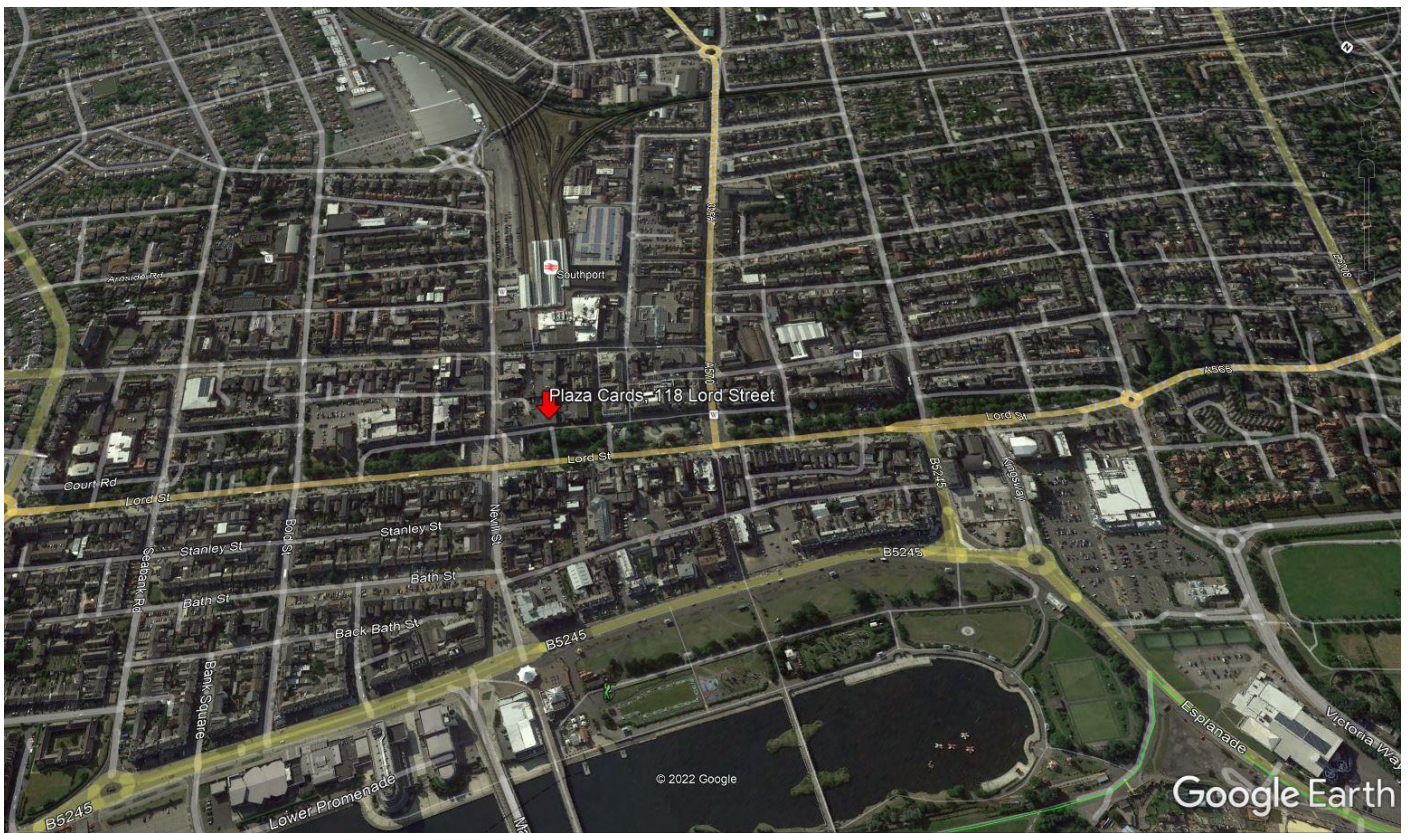
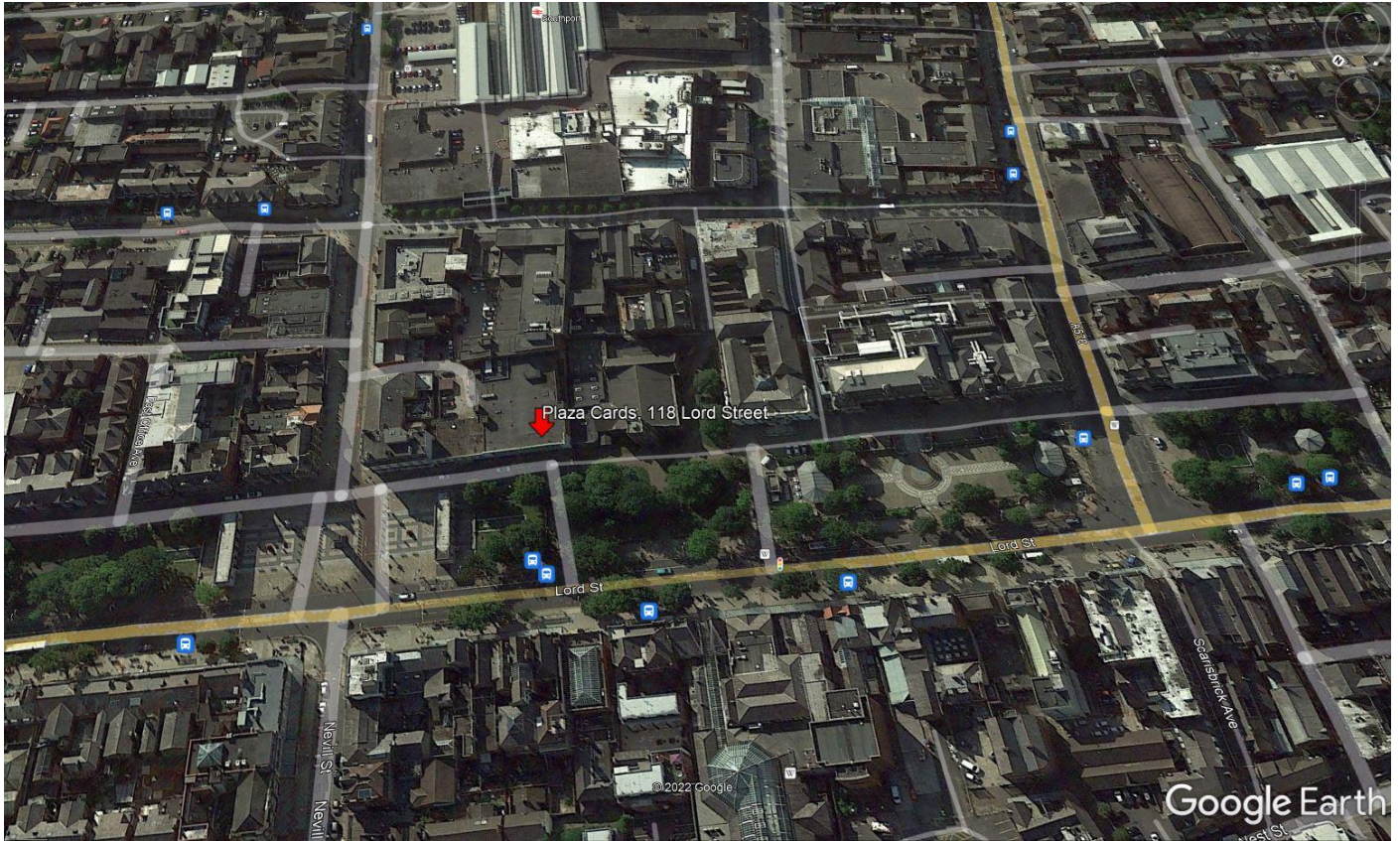


- Ground Floor Retail Unit.
- Prominent position to Lord Street, Southport.
- Available by way of a new lease.
- Suitable for a Variety of Uses - Subject to the Necessary Consents.



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

Location: The property is situated to Lord Street, immediately adjacent to the British Heart Foundation and restaurant operators such as Prezzo and Mama Mia's. The subject property is identified in our aerial image below.

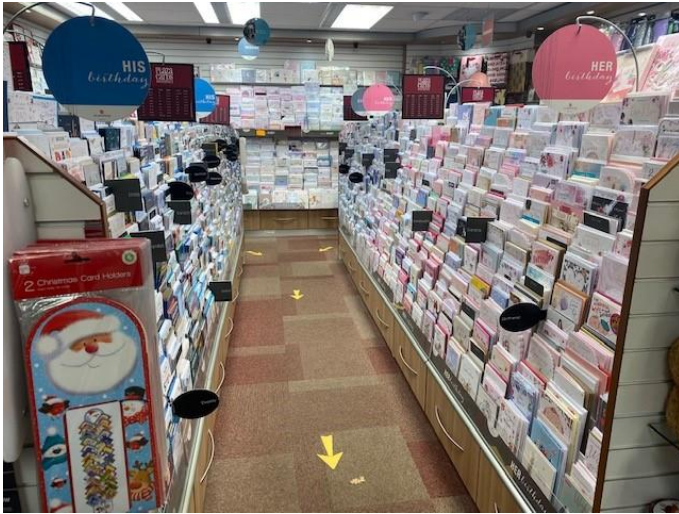


Description: Single storey retail unit with glazed frontage and fascia signage to Lord Street, Southport.

Internally, the property is primarily open plan, with suspended ceiling incorporating recessed lighting and carpet tile floor coverings. Suitable for a Variety of Uses - Subject to the Necessary Consents.

Available by way of a new lease, terms to be agreed.

Photography taken when previously tenanted.



Rent: £19,000 per annum.

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

Please note the landlords would request appropriate references and a deposit as a condition of any new letting.

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 would be responsible for their own legal costs.

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

From the 2023 rating list, we understand the property provides a Rateable Value of £8,600.

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 11 March 2024

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