

Retail Unit with rear
Warehouse/Workshop

TO LET (MAY SELL)

£20,000 per annum

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

636 Liverpool Road, Ainsdale, Southport, Merseyside PR8 3BH

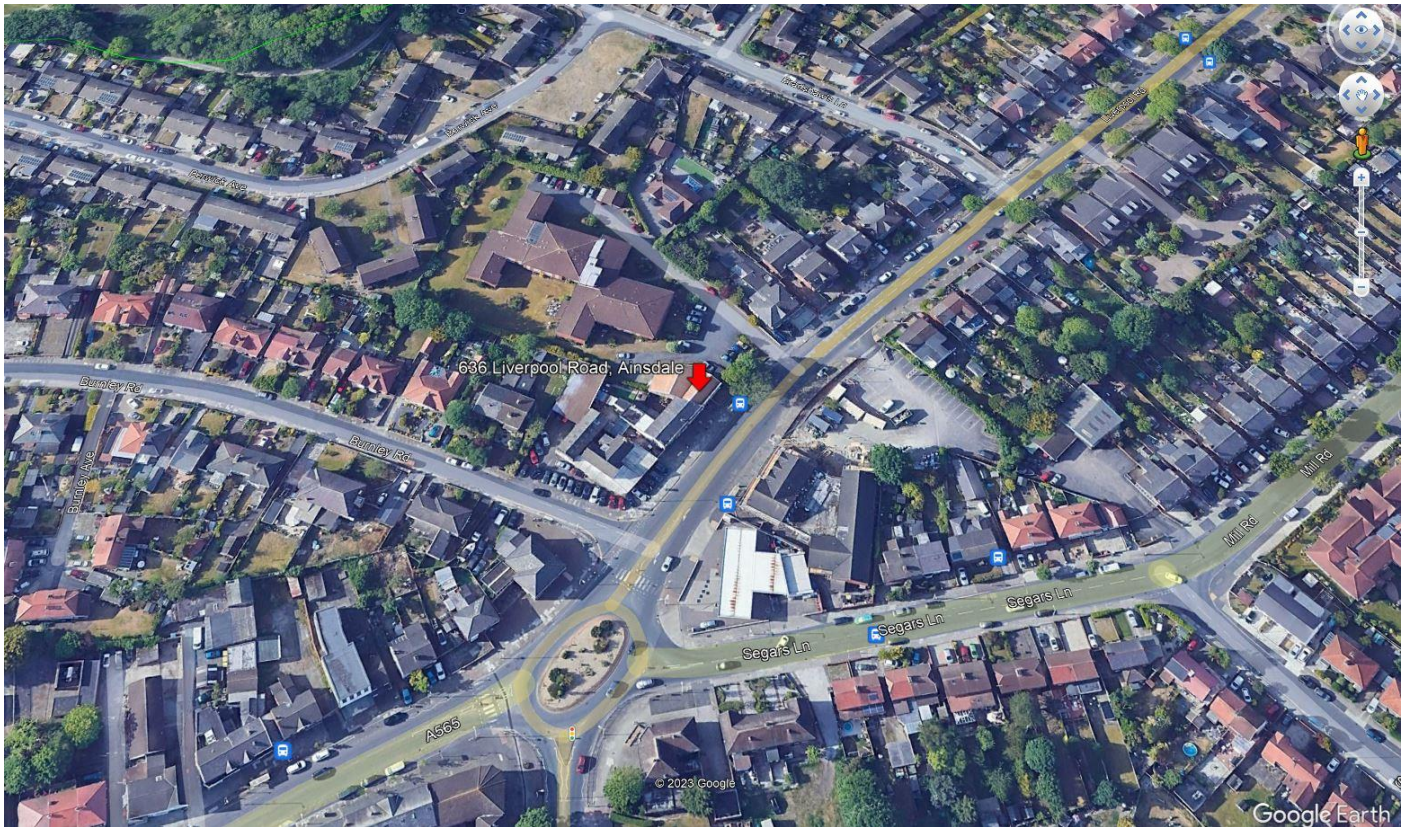


- Prominent Elevated Position to busy Liverpool Road, Ainsdale.
- Open Plan Front Retail Area.
- Warehouse/Workshop Beyond.
- Parking Provision to the Rear.
- Suitable for a variety of uses - subject to the necessary consents.
- Approximately 1,600 sq ft.
- Available by way of a New Lease.
- Vendor may also consider a sale – Price on Application.



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Location: The subject premises occupy a prominent and elevated position to Liverpool Road (A565), close to the roundabout junction with Station Road in Ainsdale village, as indicated on the aerial images below.



Description: Retail showroom with workshop/warehouse beyond. Steps from Liverpool Road lead to the glazed entrance door with adjacent window and large display window with scope for large fascia signage above.

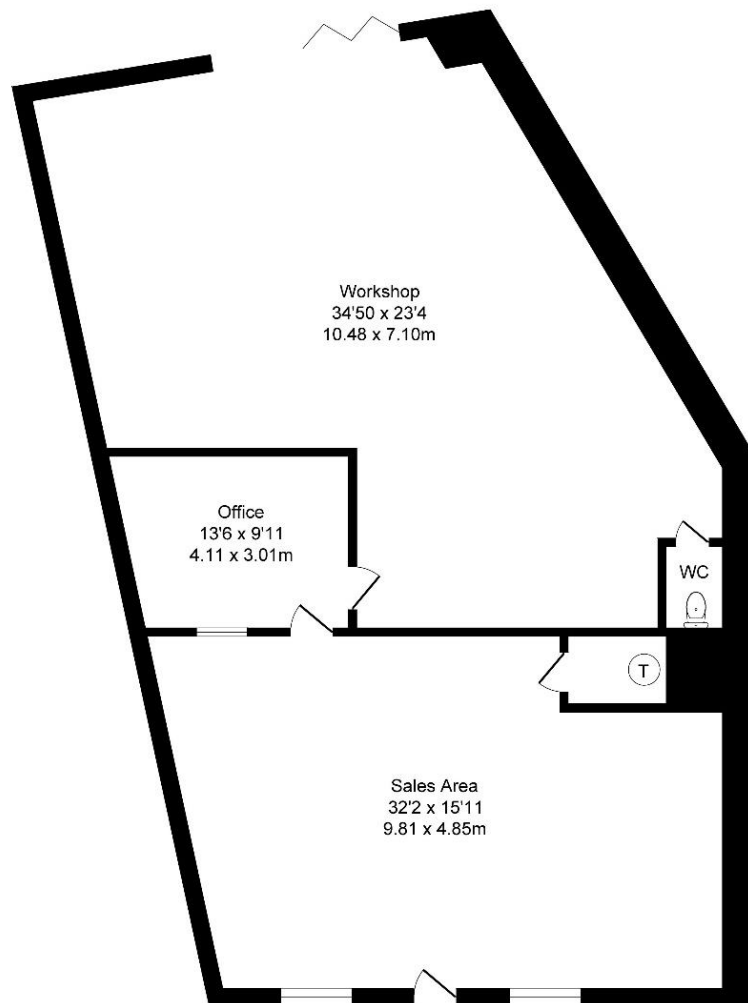
The front retail is primarily open plan with suspended ceiling and was historically a fitted kitchen and bedroom showroom.

Beyond the retail area is an office and warehouse/workshop with wc and rear access for deliveries/loading bay and parking area.



Accommodation: Floor plan below not to scale and provided for indicative purposes only.

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Rent: £20,000 per annum exclusive of all other outgoings.

A minimum 3 year lease will be sought which would be subject to references and deposit.

The landlord will insure the building and recover the premium from the tenant.

The tenant will be responsible for the insurance of their own activities and goods.

Asking Price: The lient may also sell. Price on application.

Repairing Obligations: It is proposed the lease is drawn on internal repairing terms whereby the roof and walls would be the responsibility of the landlord with the tenant responsible for all internal repairs to include glazing, doors, windows, w.c. and lighting (landlord to provide an electrical safety certificate - 3 phase provided)

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 not apply to the rental.

Legal: All parties are responsible for their own legal costs.

Business Rates: If applicable the tenant will be responsible for the payment of Business Rates from the VOA web page the property is listed as having a Rateable Value of £7,400.

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 02 July 2024

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