

Preliminary Particulars

TO LET

Ground Floor Retail Unit

£17,000 per annum, plus VAT

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

443-445 Lord Street, Southport, Merseyside, PR9 0AQ

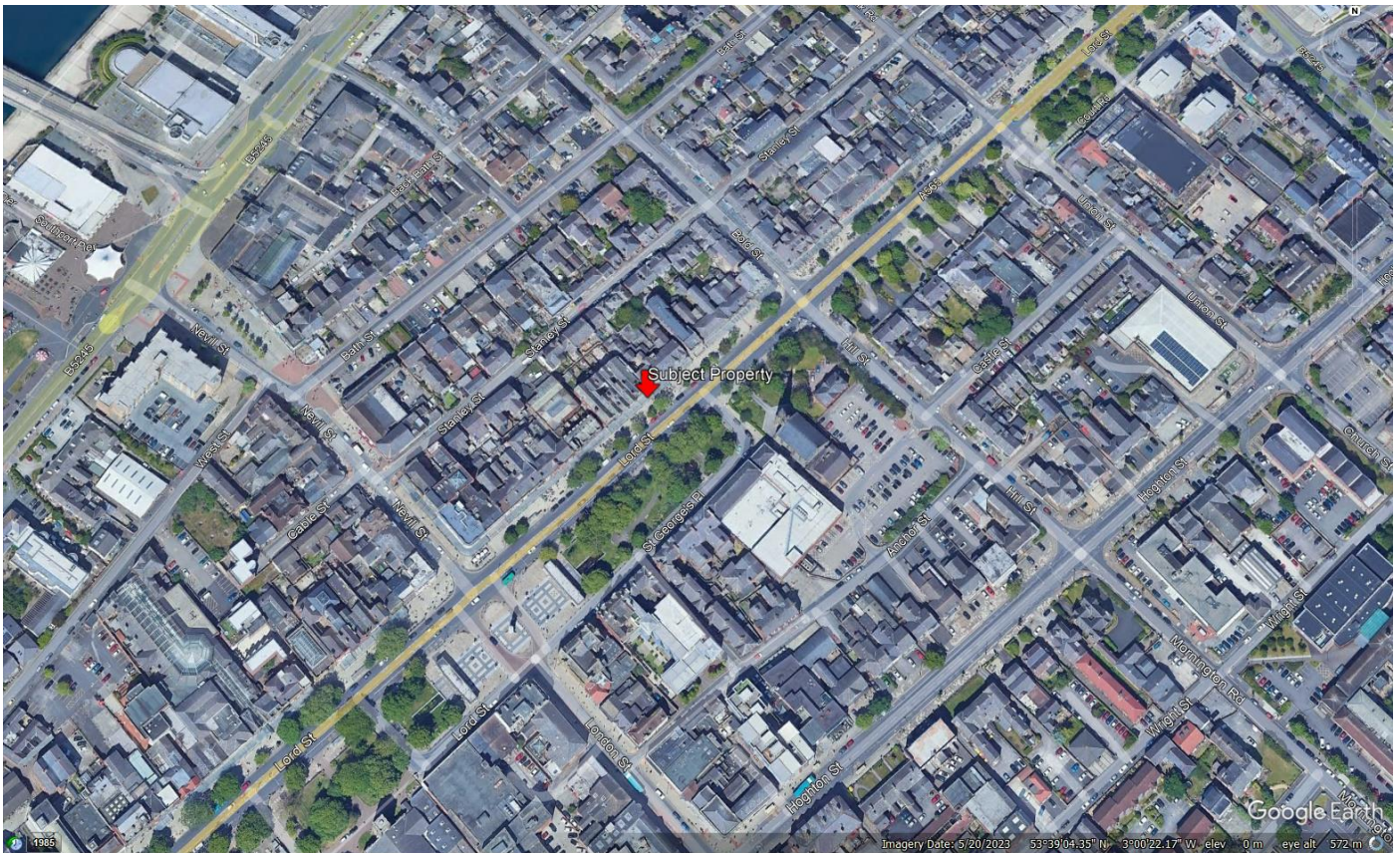


- **Self Contained Ground Floor Retail Unit**
- **Southport Town Centre**
- **Glazed Frontage and Pedestrian Entrance**
- **Busy Trading Position on Lord Street**
- **Available at a Competitive Rental**
- **Internal Refurbishment Works to be Undertaken by the Landlord Prior to Occupation. Further Details Upon Application**
- **Available by Way of a New Lease**
- **VAT Applies to Rental**



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

Location: The subject property is positioned to a prominent trading position to Lord Street, close to its junction with Bold Street as indicate on the aerial image.



Description: Self Contained Ground Floor Retail Unit.

The unit has a glazed shop front with recessed glazed pedestrian door, with fascia signate above, all beneath Lord Street's famous glazed canopy.

Internally, the property has a sales area to the front of the unit, leading into a store room, kitchen and WC facilities to the rear. Landlord to undertake internal refurbishment works prior to occupation. Further details upon application.

Available by way of a new lease, terms to be agreed. References and deposit will be required.

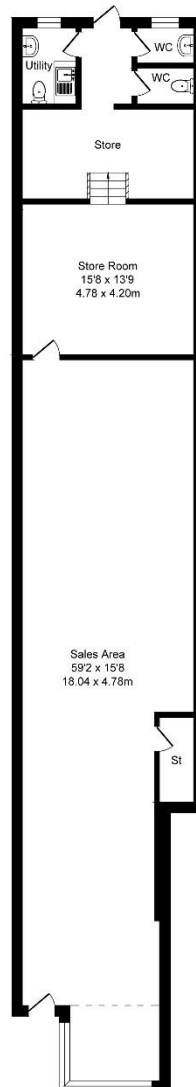




Accommodation: Floor plan provided not to scale - provided for indicative purposes only.

We understand the unit currently extends to approximately 117.2 sq m (1,261 sqft) NIA.

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.



Terms: The property is available by way of a new lease for a minimum term of 3 years, to be drawn on internal repairing and insuring terms, but to include plate glass.

Rent: £17,000 plus VAT, exclusive of all other outgoings.

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 apply to the rental.

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

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

From our investigations of the Valuation Office Agency we are advised the Rateable Value effective from 1 April 2023 is as follows: Shop and Premises £13,250.

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 03 May 2024

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