

High Street Retail Unit with Return  
Frontage

TO LET

Rental: £16,500 per annum  
exclusive

Fitton Estates  
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

417 Lord Street, Southport, Merseyside PR9 0AG

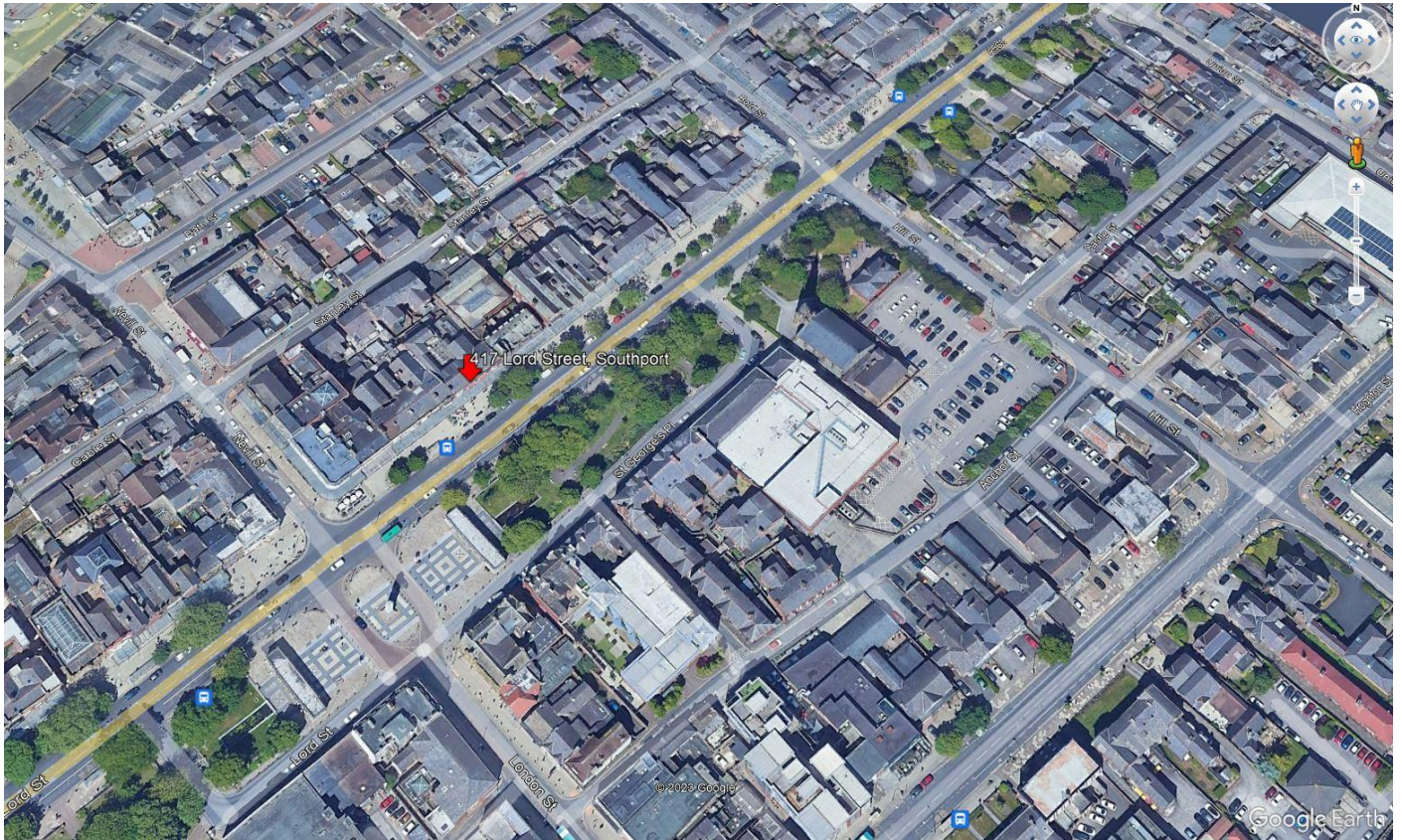


- Lord Street Retail Unit
- Return Glazed Frontage
- Well Appointed Premises ready to trade with retail display fit out
- Approximately 725 sq ft NIA
- Available by way of a New Lease
- Business Rates Exempt (subject to meeting the necessary criteria)
- No VAT on rental



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**Location:** The subject retail unit can be found inbetween Saltrock and the oldest family firm on Lord Street, Connards Jewellers also opposite Lord Street Gardens and close to Sainsburys.



**Description:** This retail unit has a glazed shop front to Lord Street, with scope for fascia signage above, together with return glazing for display and recessed pedestrian access door via a mosaic tiled floor.

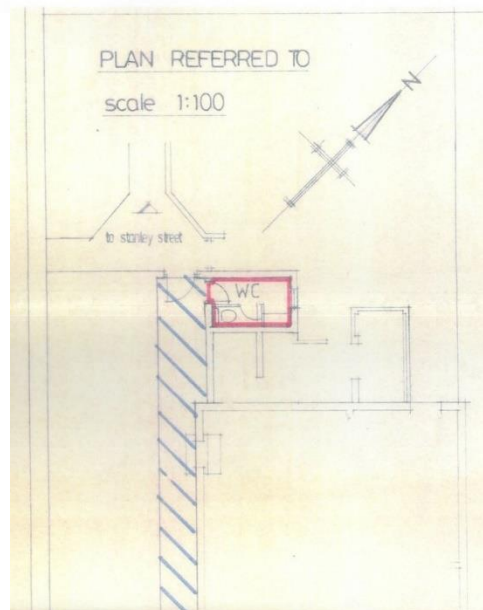
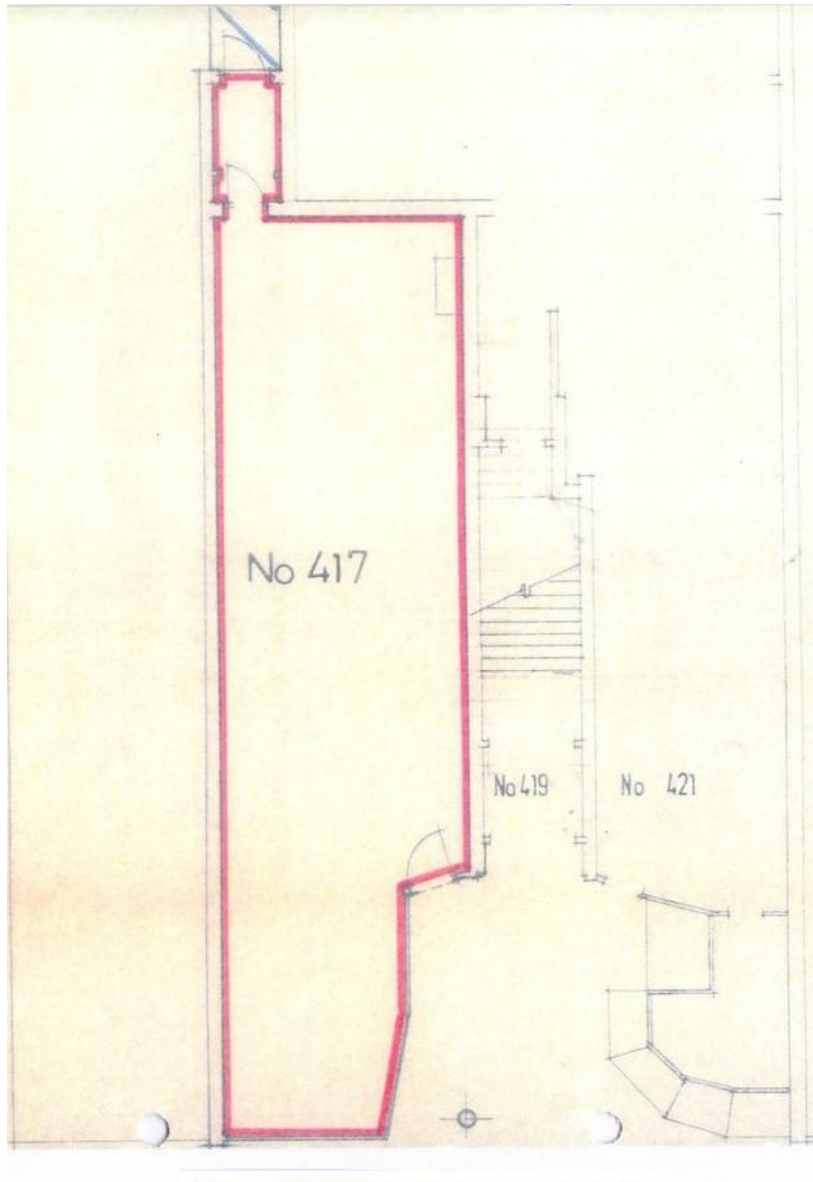
Internally the retail unit is primarily open plan with plastered and painted or papered walls together with recessed spot lighting and central ceiling feature incorporating the comfort cooling/heating.

The floor coverings are a mixture of vinyl wood effect flooring to the retail area, carpet to the changing area and tiled to the ancillary and back of house area. W.c to rear.



**Accommodation:** We understand the property provides a Net Internal Area of 725 sq ft NIA.

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



**Rent:** £16,500 per annum exclusive of all other outgoings such as utilities and contribution towards landlords building insurance, maintenance and heating being explained further on viewing. The tenants would be responsible for the insurance of their own activities and goods.

References would be required and Lease details to be advised when viewing. .

**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 we understand are not subject to VAT.

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

**Business Rates:** If applicable the tenant would be responsible for the payment of Business Rates.

The property has a Rateable Value, as taken from April 2023 Rating List of £10,750.

Therefore under the current rules and subject to meeting the necessary criteria, occupiers may be exempt from the payment of Business Rates.

**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 14 June 2024**

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