

**Preliminary Particulars**

**Restaurant/Bar Premises**

**TO LET**

**Rental: £10,500**

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**1 Bath Street, Southport, Merseyside, PR9 0DP**

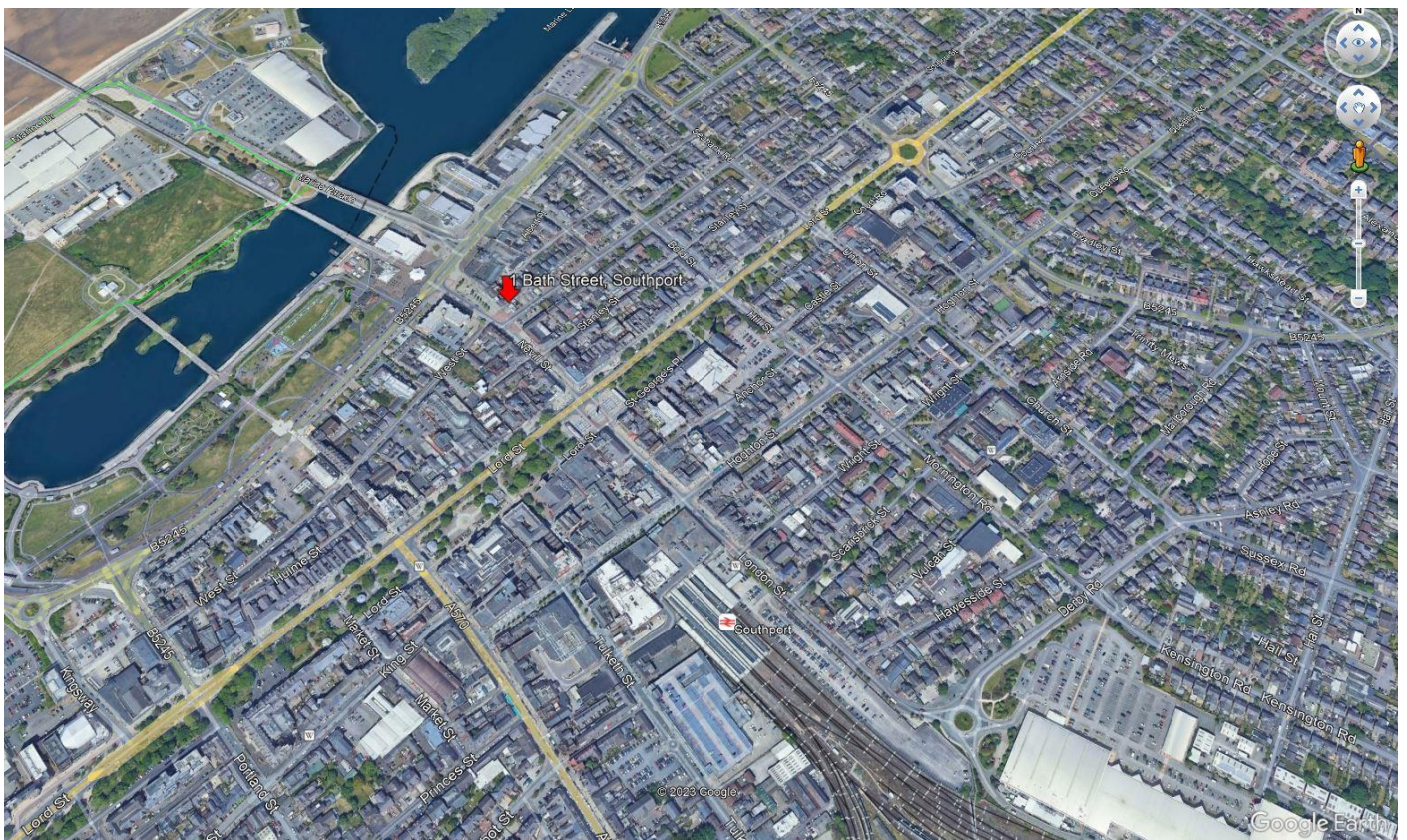


- Preliminary Particulars
- Bar Premises
- Southport Town Centre Location
- Available with the Benefit of a New Lease
- Kitchen, WC area, Basement and Outside Seating / Parking Area
- Approx 820 sq ft Net Internal Area
- Ancillary 43.51 sq m (468.16 sq ft) Basement Storage

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



**Location:** The subject property is located to Bath Street, just off the corner adjoining Neville Street, to Southport town centre. Bath Street is traditionally the heart of Southport's B&B trade and is within easy walking distance to all town centre amenities including Lord Street shopping Boulevard and the Promenade.





**Description:** The subject premises comprise bar premises to the ground floor and basement levels within a terraced Victorian building. The accommodation is offered with glazed doors to the front and provisions for signage over, with covered outdoor seating and parking.

Internally the accommodation offers open plan bar area with male and female WC facilities. There are useful basement areas for storage purposes.



**Accommodation:** We understand the property offers approximately 820 sq ft and approximately 460 sq ft basement storage

**Tenure:** The property is available with the benefit of a new lease on terms to be agreed.

**Rent:** £10,500 per annum, exclusive of all other outgoings.

**VAT:** We understand VAT will not apply to the rental.

**EPC:** Available upon request.

**Business Rates:** The tenant would be responsible for the payment of Business Rates. The property is listed as having a Rateable Value of £6,600. Subject to meeting the necessary criteria they may benefit from Small Business Rates exemption and we recommend prospective tenants contact Sefton Council to qualify their business rates liability.

**Viewing/Further Information:** Strictly by appointment, please contact Fitton Estates for further information, 01704 500345.

**Details prepared: June 2024**

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