

**TO LET**

**Refurbished Self Contained  
Ground Floor Retail Unit**

**£22,000 per annum exclusive**

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**479-481 Lord Street, Southport, Merseyside, PR9 0AQ**

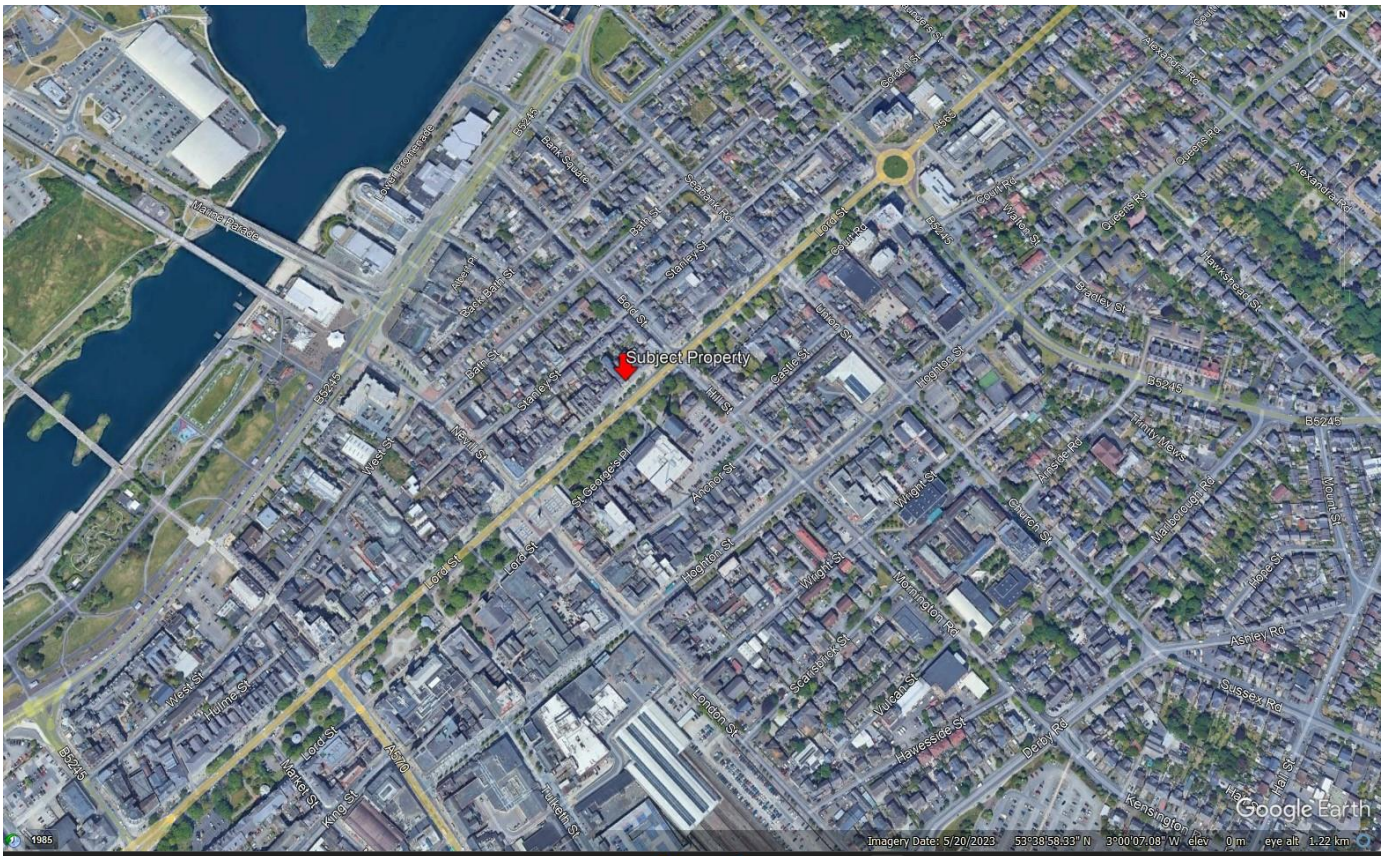


- **Refurbished Self Contained Ground Floor Retail Unit**
- **Prime Lord Street Position**
- **High Standard Refurbishment With New Shop Front, Exposed Walls and Mosaic Feature to Floor.**
- **Dual Glazed Frontage and Central Pedestrian Entrance**
- **Available by Way of a New Lease**



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

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

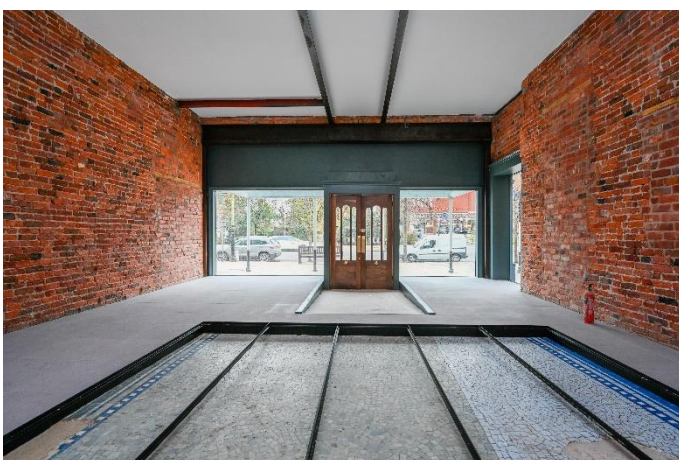


**Description:** Extensively Refurbished Self Contained Retail Unit.

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

Typical specification of the comprehensively refurbished unit includes exposed brickwork walls, featre mosiac to the floor with glazed flooring. The historic blue-coloured mosaic floor has been made a feature by a steel frame.

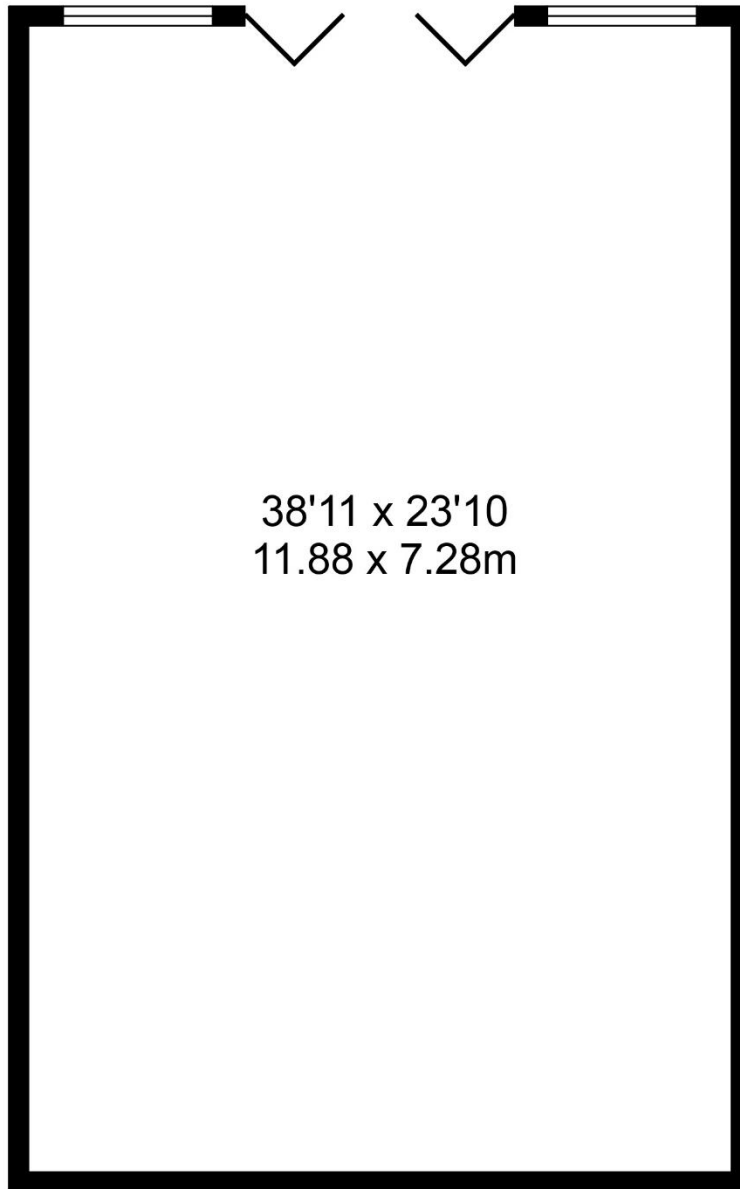
The accommodation is open plan ready to be fitted out by the ingoing tenant, together with provision for a wc.



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

We understand the unit currently extends to approximately 85.90 (825 sqft) NIA.

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Rent:** £22,000 per annum exclusive of all other outgoings.

**VAT:** we understand VAT would apply to the quoting rental.

**Terms:** The property is available by way of a new lease, terms to be agreed. Lease to be drawn on full repairing and insuring basis.

The landlord will insure the building and recover the appropriate premium from the tenant. Estimate approximate £1,000 per annum.

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

**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.

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

**Business Rates:** Please note the unit is to be re-assessed for Business Rates. A copy of the current Rateable Value, showing how the Rateable Value has been calculated is available on request.

**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 24 June 2024**

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