

Preliminary Particulars

TO LET

Ground Floor Retail Accommodation

£9,000 per annum exclusive

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

20 Union Street, Southport, Merseyside, PR9 0QE

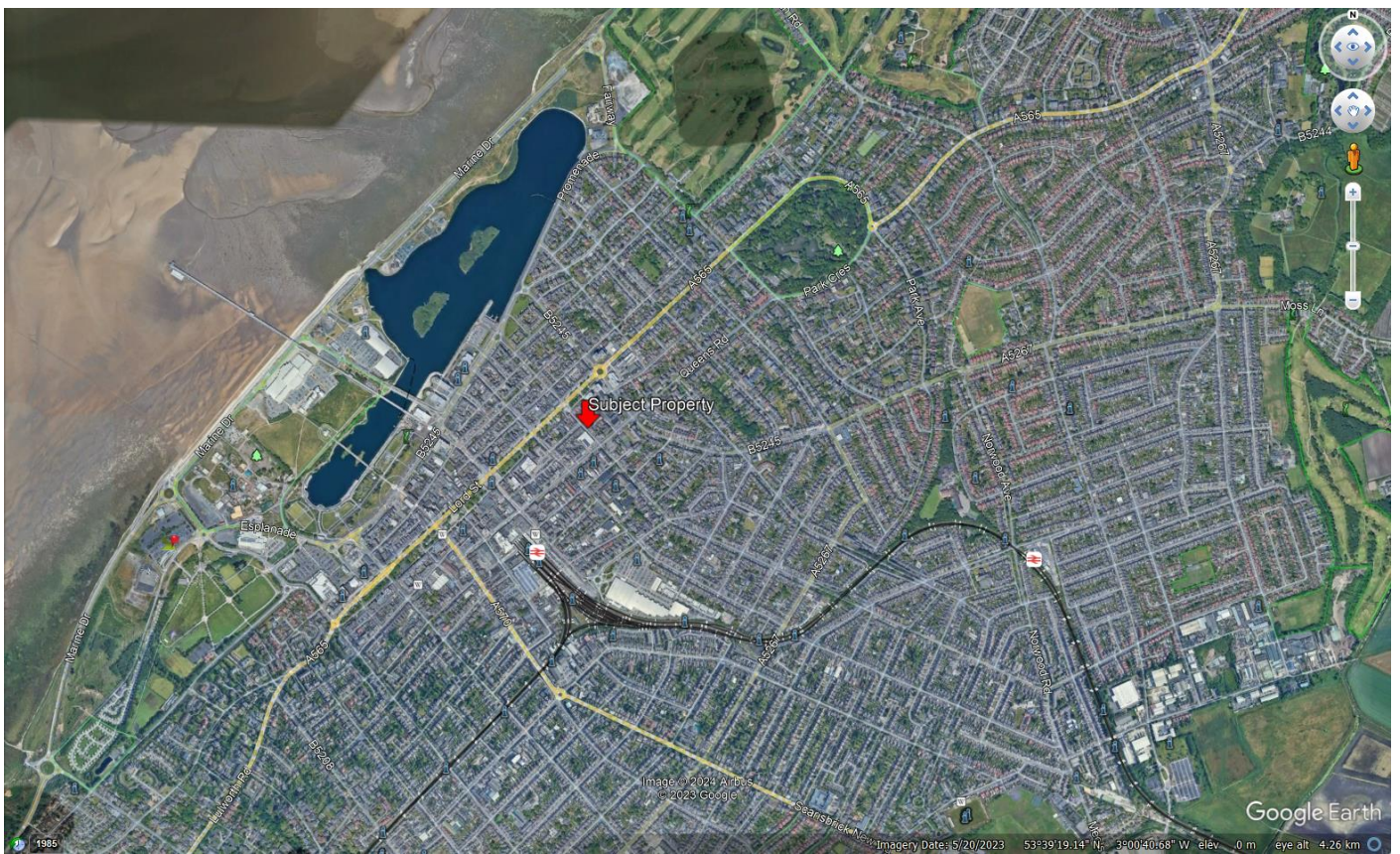
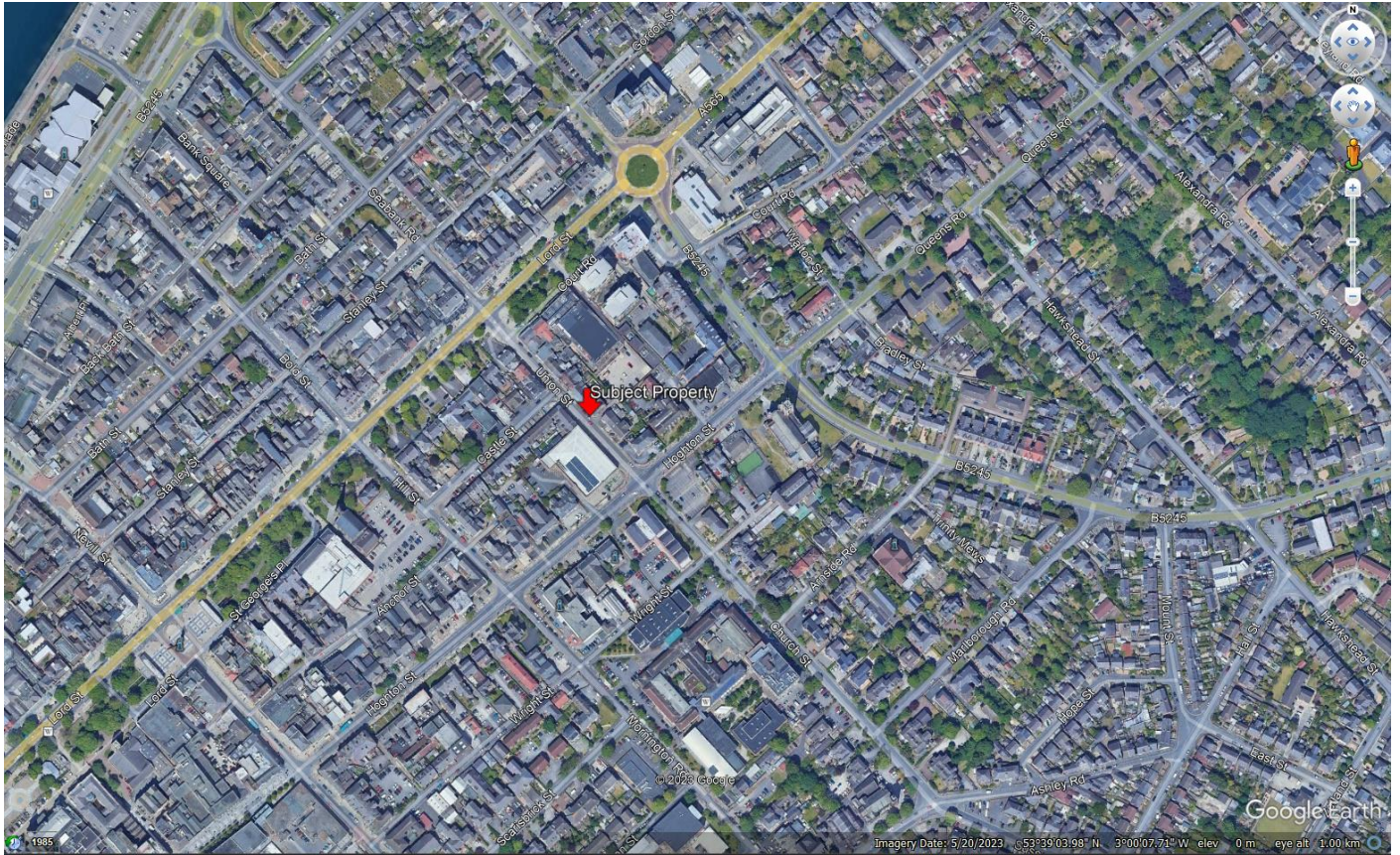


- **Preliminary Particulars**
- **Ground Floor Retail Accommodation**
- **Southport Town Centre Location**
- **Available with the Benefit of a New Lease**
- **Approximately 536 Sq Ft NIA**



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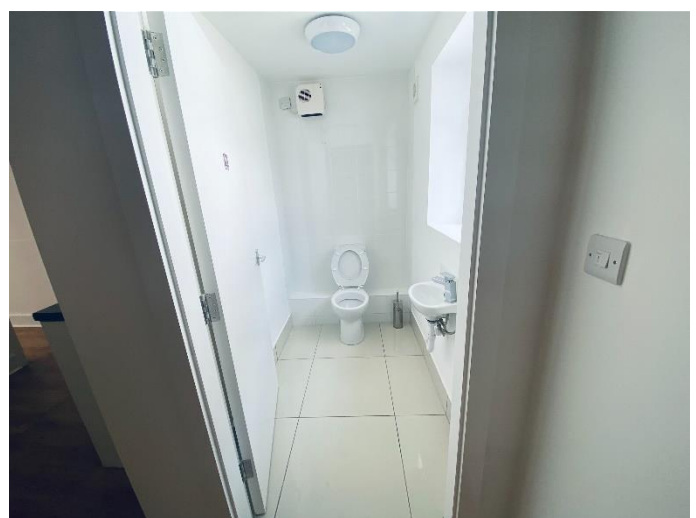
Location: The property is located to Union Street to a good secondary parade within Southport town centre. Union Street is host to a variety of local retail, office and food operators and runs perpendicular connecting Lord Street shopping boulevards with Hoghton Street, the town's primary office/business district.



Description: The property comprises ground floor retail accommodation situated to an attractive parade in a good secondary location. The unit is self contained and provides an open plan retail area with private store to the rear.

The property would suit a variety of retail operators and is available with vacant possession with the benefit of a new lease on terms to be agreed.

Accommodation: We calculate the accommodation extends to approximately 536 sq ft NIA.





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

Rent: We are quoting a headline rental of £9,000 per annum 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: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: Ingoing tenants will be responsible for their own legal fees.

Business Rates: The tenant will be responsible for the payment of business rates. The property is entered in the current ratings list (April 2023) as follows: Shop and Premises, Rateable Value £6,700.

Subject to meeting the current small business criteria, the occupiers would be exempt' from 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 08 July 2024

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