

Preliminary Particulars

TO LET

Ground Floor Retail Accommodation

£12,000 per annum exclusive

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

22 Union Street, Southport, Merseyside, PR9 0QE

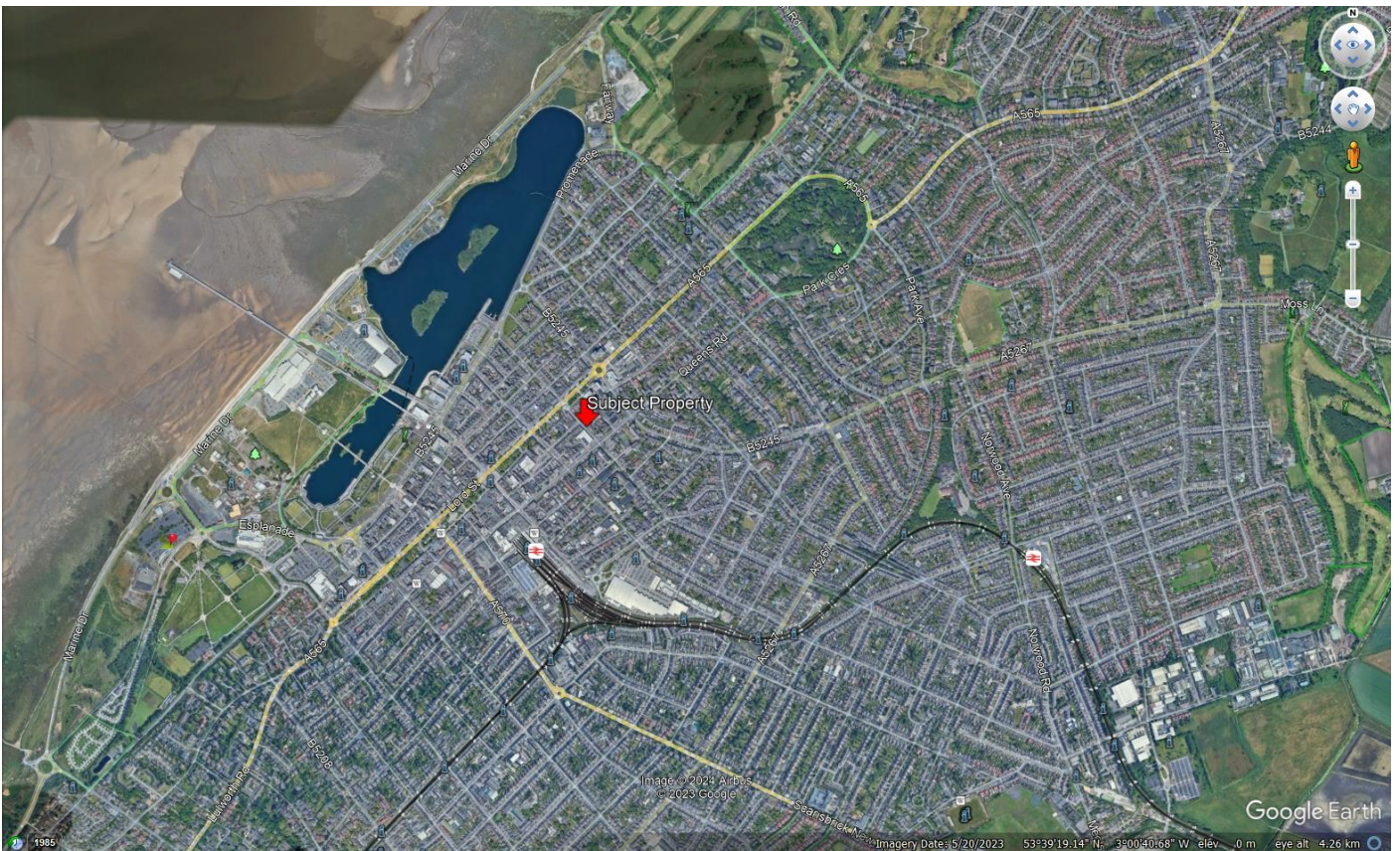
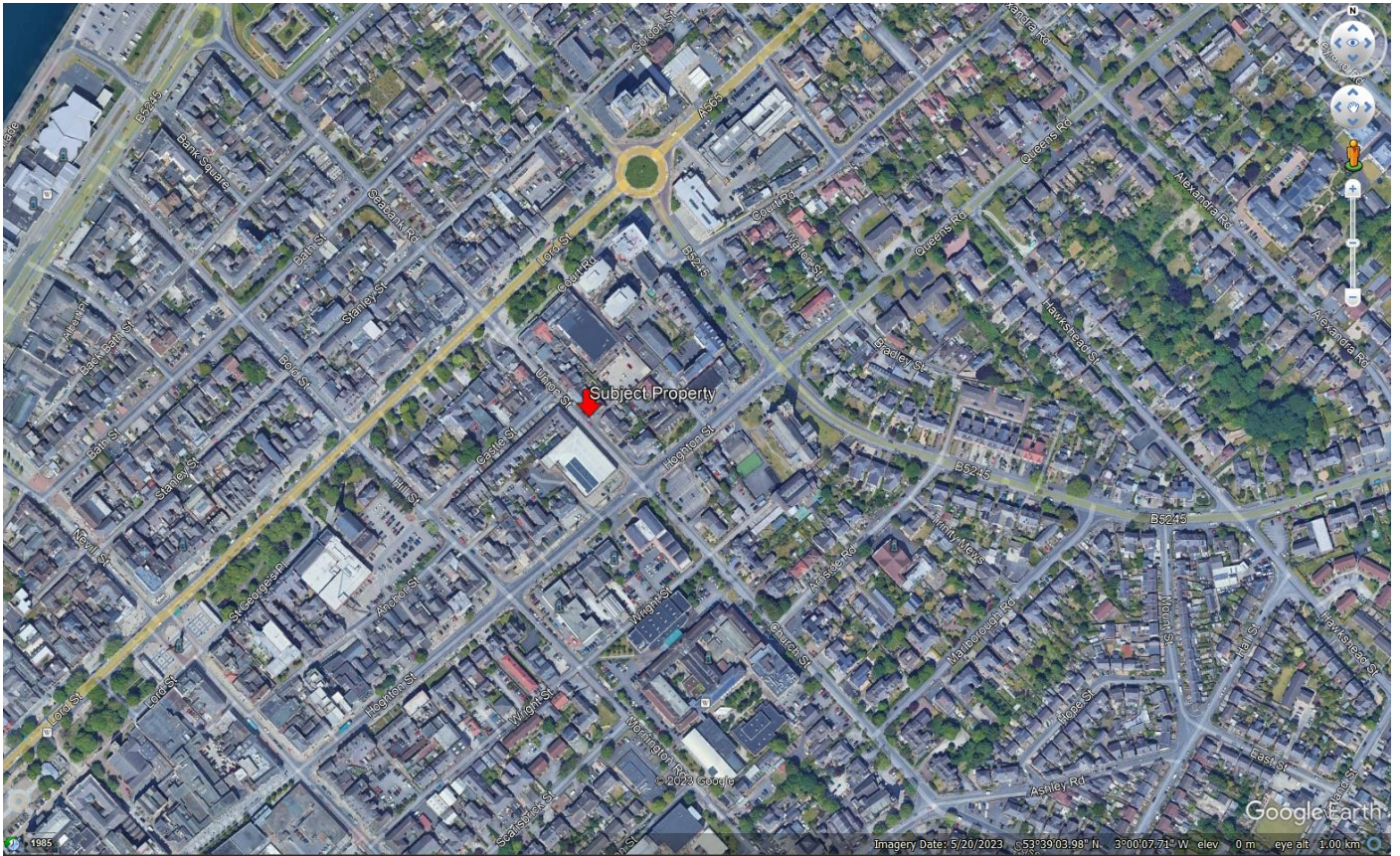


- Preliminary Particulars
- Ground Floor Retail Accommodation
- Southport Town Centre Location
- Approximately 850 sq ft
- Available with the Benefit of a New Lease
- Would Suit Alternative Uses - Subject to Necessary Consents



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

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 terrace parade to a good secondary central location.

The trading area is presented predominantly to open plan and remains well presented with ancillary WC facilities and store room to the rear. The property would suit a variety of retail operators and is available with immediate vacant possession with the benefit of a new lease on terms to be agreed.

Accommodation: We calculate the accommodation extends to approximately 78.71 sq m (846.92 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 £12,000 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. 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 £4,500.

We advise interested parties should contact Sefton MBC (01704 533133) to qualify the likely payments and reliefs.

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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