

To Let  
Two Storey Retail Premises

Rental: £15,950 per annum  
exclusive

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**3 King Street, Southport, Merseyside, PR8 1LB**



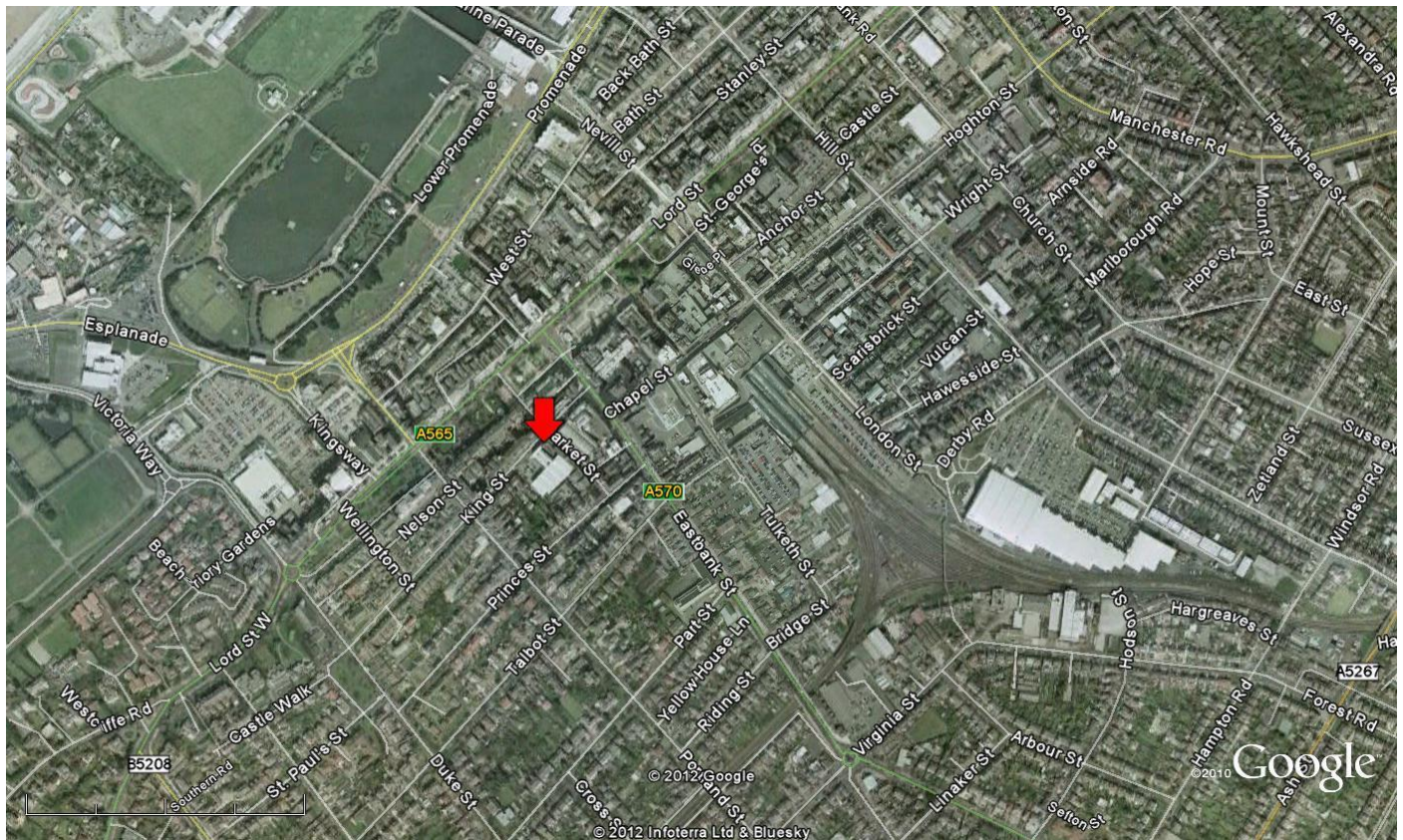
- Exceptionally Well Appointed Two Storey Retail Accommodation
- Situated close to Southport Town Centre adjacent to Southport Market.
- Approximately 2,616 sq ft of Sales over Two Floors.
- Area to Undergo Pedestrianisation – “Transformation de Southport”



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Merseyside, PR9 0PG  
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**Location:** The subject property can be found just off Eastbank Street, one of the arterial roads into Southport Town Centre, King Street & the subject unit being located close to the newly refurbished Southport Market Hall.



**Description:** The property comprises a well appointed two storey retail unit which has been extensively refurbished to provide open plan ground floor retail sales area with store, kitchenette and WC beyond in addition to stairs leading to a mezzanine sales area and further open plan sales to first floor with kitchenette, WC facility and storage off.

Externally the property offers substantial fascia signage together with a full width glazed frontage which also benefits from security roller shutters. We understand our clients have right of access to the driveway to the right hand side of the property, which is ideal for collections and deliveries.

The standard of the fit out to the retail accommodation on offer can only be appreciated on internal inspection.

The area is also to benefit from pedestrianisation nearby Sefton MBC link below;

<https://www.sefton.gov.uk/around-sefton/southport-town-deal/les-transformations-de-southport/#:~:text=This%20project%20looks%20at%20increasing,creation%20of%20new%20public%20spaces.>

**Accommodation:** We understand the property offers the following net internal areas:

<b>Ground Floor:</b>	1,356sqft
<b>First Floor (inc mezz):</b>	1,260 sqft
<b>Total NIA:</b>	2,616 sqft (243m2)

**Rental:** £15,950 per annum exclusive of all other outgoings. References and deposit will be required.

The landlord will insure the building and recover the premium from the tenant. The tenant is to be responsible for the insurance of their own goods and activities.

Please note the air conditioning is no longer active and will not be reinstated by the landlords.

The tenant will take responsibility for the roller shutters.

The lease will be drawn on internal repairing terms to include plate glass.

**Business Rates:** The tenant would be responsible for the payment of business rates. From enquires of Valuation Office web page we note the property is listed as follows:

**Shop & Premises:** Rateable Value £6,700. Please note small business exemption may apply.

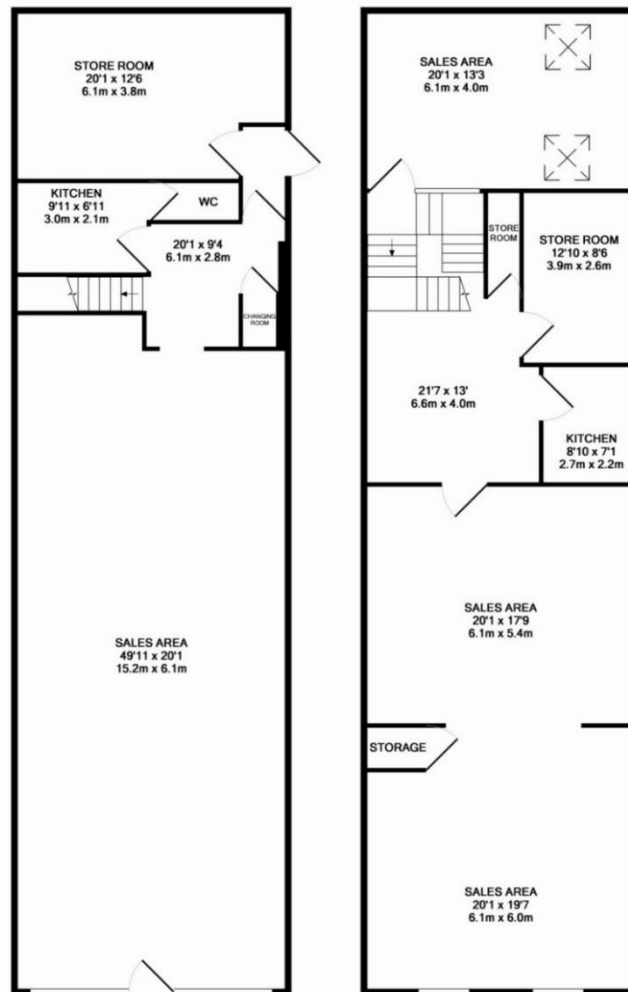
**Legal Costs:** Each party would be responsible for their own legal costs.

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

**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.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Updated July 2024



GROUND FLOOR  
APPROX. FLOOR  
AREA 1445 SQ.FT.  
(134.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 1451 SQ.FT.  
(134.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2896 SQ.FT. (269.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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