

Prime Retail Opportunity

# Fitton Estates

.com

To Let: £59,950 Per Annum

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

229-233 Lord Street, Southport, Merseyside, PR8 1PE

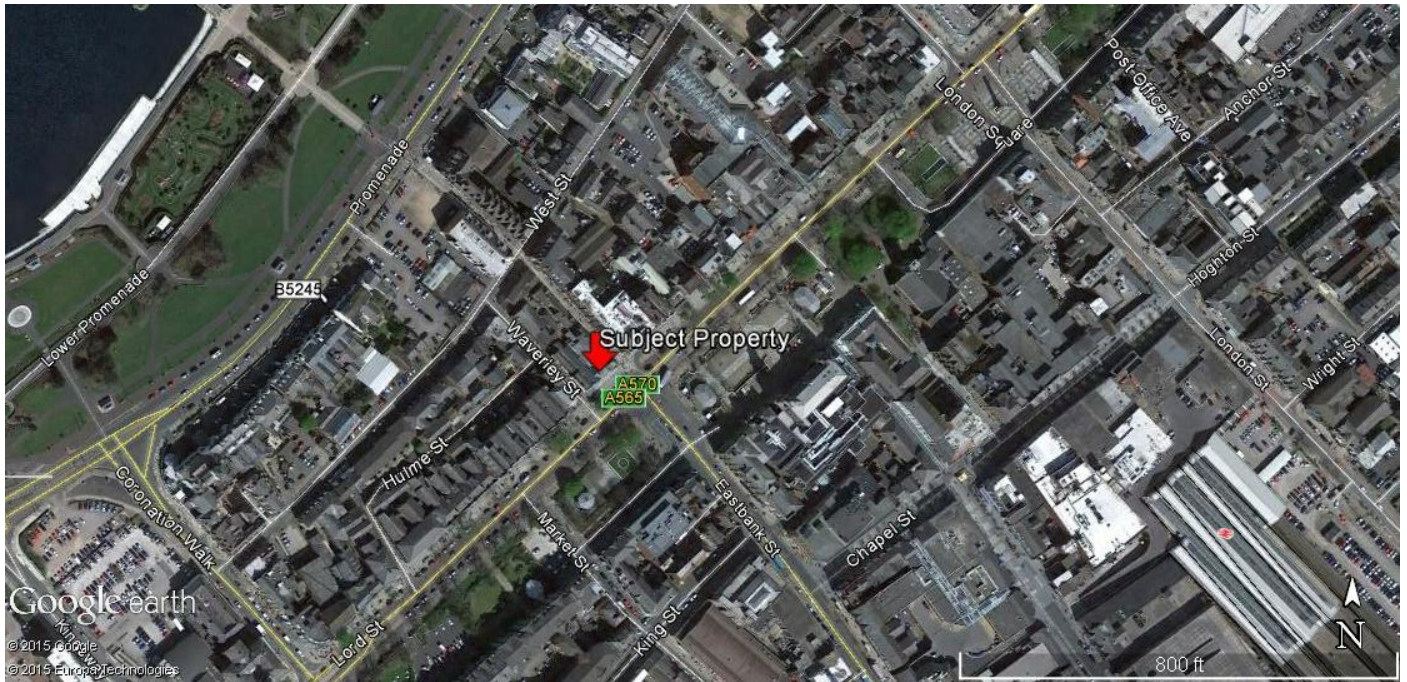


- Prime Retail Opportunity
- Located to Central Lord Street, Southport Town Centre
- Adjacent to Scarisbrick Hotel, Starbucks, H Samuel
- Available with the Benefit of a New Lease
- Approximately 2,000 sq ft Ground Floor
- Can Potentially separate into two units
- Return Frontage to Scarisbrick Avenue



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

**Location:** The premises are located in a highly prominent position on Lord Street, to Southport Town Centre, directly opposite its junction with Eastbank Street, adjacent to the Scarisbrick Hotel. Other nearby occupiers include Starbucks, H Samuel and Greggs.



**Description:** The premises provide over 2,000 sq ft ground floor retail accommodation to a central Lord Street location adjacent to the Scarisbrick Hotel and with return frontage to Scarisbrick Avenue. Nearby occupiers include Starbucks and The Dubliner Public House. The unit can potentially be separated to provide two separate retail units with 231 Lord Street.



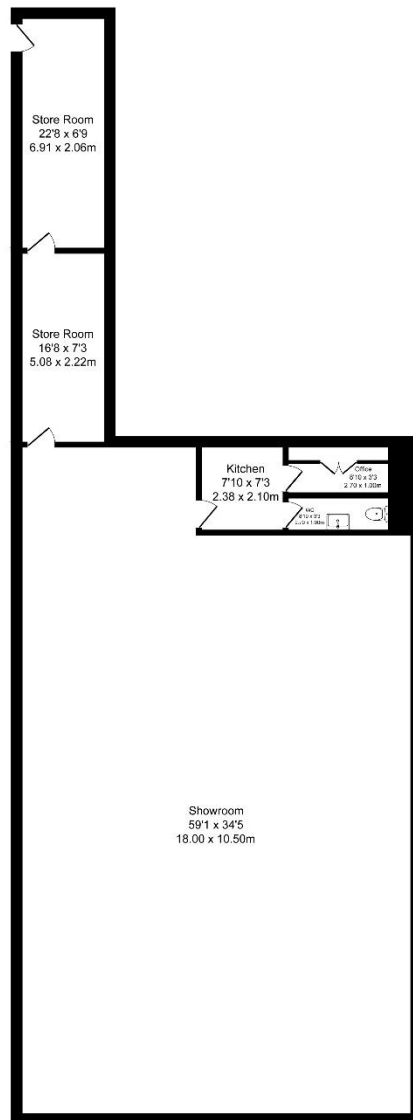


**Accommodation:** We understand the ground floor premises provide over approximately 2,000 sq ft.

Floor plan below not to scale and provided for indicative purposes only.

229-233 Lord Street  
Total Approx. Floor Area 2295 Sq.ft. (213.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor  
Area 2295 Sq.Ft  
(213.3 Sq.M.)

**Terms:** The premises are available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

**Rent:** £59,950 per annum exclusive of all other outgoings.

**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.

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

**Business Rates:** The tenant will be responsible for the payment of business rates. From the current 2023 Rating List the property has a Rateable Value of £33,500.

**Viewing:** Strictly by appointment made by contacting us on 01705 500345.

#### **Details Updated 14 May 2024**

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