

# To Let



## Southport

269 Lord Street, PR8 1NY

3,709 sq ft (344.57 sq m)

Rent on Application

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**Location & Description:**

- **Southport is located on the Lancashire coast and is approximately 20 miles north of Liverpool and 20 miles south west of Preston.**
- **The former bank is located on Lord Street, an attractive canopied Victorian boulevard with surrounding occupiers including Loungers, Bistrot Pierre and Starbucks.**
- **This Grade II listed building comprises the following to the ground floor; main banking hall, rear office, interview room, staff room, kitchen, strong room, ancillary storage and WC's.**

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**Demise:**

Ground Floor 3,709 sq ft (344.57 sq m)

**Rent:**

Available upon request.

**Lease:**

A new FRI lease for a term to be agreed.

**EPC:**

Energy Performance Rating Assessment – D.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £37,500.

**Date Prepared:**

June 2024

**Contact Us:**

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