



Ian Crane Estate Agents



Incorporating Antony Hill Commercial



53-55 Shakespeare Street, Southport, PR8 5AB

**DOUBLE FRONTED SALES SHOP
BUSY RETAILING AREA
3/6 YEAR LEASE
SUITABLE FOR A VARIETY OF USES**

Annual Rental Of £11,000

Location

The property is located close to the town centre.

Description

Well appointed double fronted sales shop/office. The unit was previously used as a funeral Directors and is ideal for this purpose. The unit comprises main entrance with reception area, inner meeting room and private area, manager's office and large w.c. Rear stores with fitted small mortuary, rear staff kitchen and stores.

EPC rating - C

Accommodation

Internal Frontage 34'6"

Depth 28'0" plus 6'5" x 14'1"

Kitchen/WC facilities

Overall floor area 1,100 sq ft

Business Rates

From an enquiry of the Valuation Office website we understand that the current Business Rates Assessment for the property is as follows:

Description: Shop and Premises

Rateable Value £8,800

The standard business rates multiplier in England for 2023-2024 is 51.2p and the small business rate multiplier is 49.9p. Contact Sefton Council for further details 0151 922 4040

www.gov.uk

Lease

5 year Lease available

Services

We understand that mains electricity and water are connected to the property.

VAT

All prices are quoted exclusive of but may be liable to VAT at the prevailing rate.

Costs

Each side will be responsible for their own legal costs

Viewing

Strictly by appointment with the agents Antony Hill Group / Ian Crane Estate Agents

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