



3 Hill Street, Southport, PR9 0PE

BUSY PARADE OF SHOPS

**DOUBLE FRONTED NEWLY REFURBISHED PROPERTY
ACCOMMODATION ON TWO FLOORS
SUITABLE FOR A VARIETY OF BUSINESSES
GAS CENTRAL HEATING AND PARTIAL AIR CONDITIONING**

Annual Rental Of £9,750

Location

Situated at the corner of Hill Street and Castle Street, central for Lord Street and overlooking Sainsbury's car park.

Description

A beautifully renovated double fronted shop with accommodation on two floors. Suitable for most businesses (that are not already in the parade).

Accommodation

Ground Floor Shop 11' 4" x 14' 6" (3.45m x 4.42m) into bay x 19' 8" (3.45 x 4.42m)
with two Myson wall heaters

Rear Office 13' 5" x 10' 11" (4.09m x 3.32m)
with radiator and double glazed window

Kitchen 13' 4" x 7' 8" (4.06m x 2.34m)
with sink unit and worktop. Door to rear yard.

Cloakroom off with low level WC

First Floor

Front Main Room 10' 10" x 11' 3" (3.30m x 3.43m)
with double radiator, double glazed window.

Middle Room 13' 10" x 7' 7" (4.21m x 2.31m) plus 7' 3" x 3' 3"
With double radiator, double glazed window

Rear Room 13' 10" x 7' 7" (4.21m x 2.31m) plus 5' 1" x 3' 2"
With main gas central heating boiler

Front Room 7' 8" x 6' 11" (2.34m x 2.11m)
With radiator, double glazed window

Landing
Separate WC

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 £3,700

The standard business rates multiplier in England for 2024-2025 is 51.2p and the small business rate multiplier is 49.9p.
Contact Sefton Council for further details 0151 922 4040

Lease

New Lease available on terms to be agreed.

Services

We understand that mains gas, water and electricity are connected to the property (these services have not been tested by ourselves).

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
0151 527 2700 or manaagement@iancrane.com