



FLEXIAGENT



## Queen Anne Street

Southport, PR8 1EH

**£1,000 Per Month**

In the heart of Southport on Queen Anne Street, this impressive commercial property offers a remarkable opportunity for businesses seeking a prime location. Spanning an expansive 3,161 square feet, the space is designed to accommodate a variety of commercial ventures, making it a versatile choice for entrepreneurs and established businesses alike.

One of the standout features of this property is its low business rates, which can significantly benefit your bottom line. Security is paramount, and this property boasts secure premises, giving you peace of mind as you focus on your business operations.

With its prime location, ample space, and excellent facilities, this commercial property on Queen Anne Street is an opportunity not to be missed. Embrace the potential for growth and success in this vibrant area of Southport.

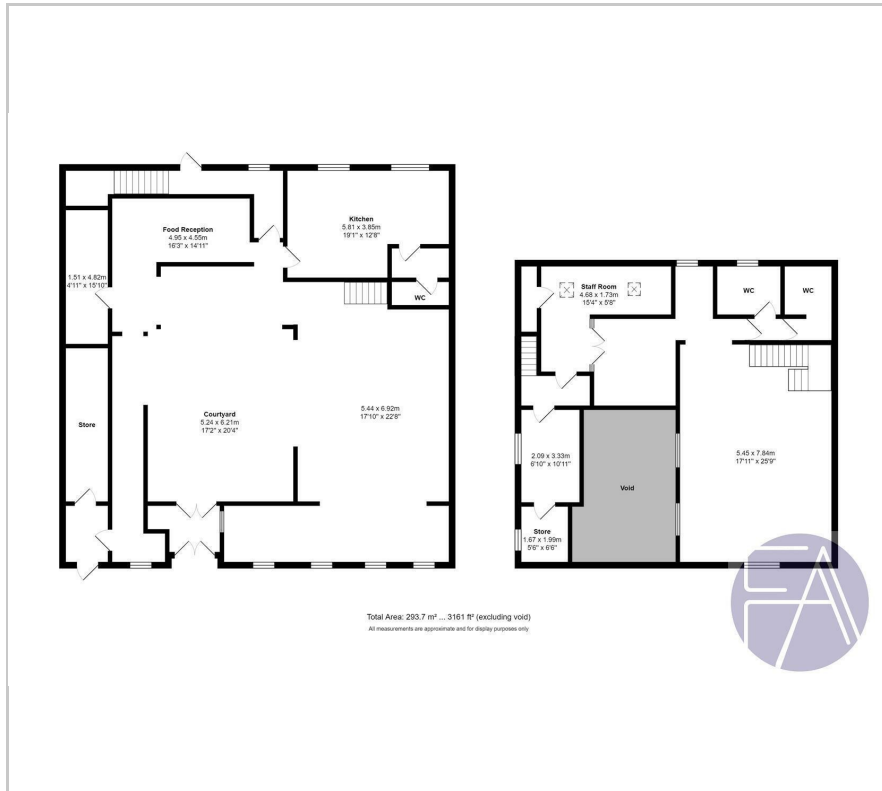
- Iconic restaurant premises
- Heart of Southport
- Low business rates
- Fixtures & fittings included
- Over 100 seating capacity
- Full-size bar with taps
- Viewing highly recommended

### Viewing

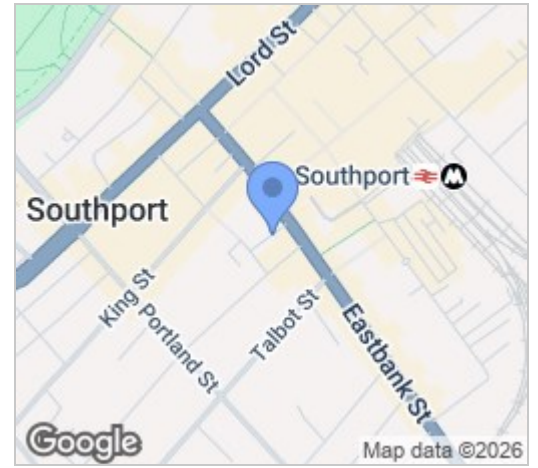
Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



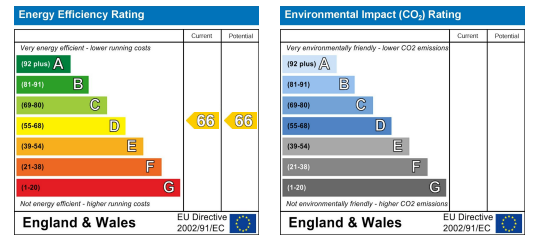
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.