

TO LET/FOR SALE A4/A3/A2/A1 USE

137-141 LORD STREET
SOUTHPORT

REDUCED RENT
GROUND FLOOR ONLY



LOCATION / DESCRIPTION

Southport is a popular retailing and holiday town attracting approximately 12 million visitors a year. The imposing property is located on Lord Street, one of the North West's most renowned shopping streets, in a prominent position with ample return frontage. Retailers nearby include, Edinburgh Woollen Mill, Argos, B&M Bargains, Weatherspoon and Bon Marche.

ACCOMMODATION

The premises are arranged at ground, first and second floor as follows:-

Ground Floor Sales Area	2,958 sq ft	274.8 sq m
Ground Floor Storage	3,000 sq ft	278.7 sq m
First Floor	5,822 sq ft	540.8 sq m
Second Floor	4,614 sq ft	428.6 sq m
Internal Width	42' 3"	12.88 sq m
Shop Depth (average)	72'6"	22.1 sq m

The property can be split.

Please note, these areas are approximate and are subject to on site verification. The agents have been relying upon plans supplied by the landlords.

LEASE

The ground floor is available by way of a new full repairing and insuring lease to incorporate 5 yearly rent reviews. Alternatively, the landlords may consider a freehold sale of the whole property.

RENT

£65,000 per annum exclusive.

BUSINESS RATES

The premises have a rateable value of £61,000.

Rates payable: £28,182 per annum exclusive. Interested parties are advised to make their own enquiries to Sefton Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

EPC

Ground Floor

Certificate reference number is 0840-0631-7040-2129-4002

Energy Performance Asset Rating: D-77

1st and 2nd Floor

Certificate reference number is 0440-0633-7040-2122-4092

Energy Performance Asset Rating : C-59

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners. Ref: JCB.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

Alternatively, contact our Joint Agent, Llyr Emanuel at Legat Owen 01244 408 200.

Subject to Contract, Details updated August 2011

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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