

GROUND FLOOR UNIT

UNIT 1 WAYFARERS SHOPPING ARCADE, LORD STREET, SOUTHPORT



LOCATION

Located in the heart of Southport's elegant shopping district, Wayfarers Arcade is dedicated to providing a unique leisure and shopping experience featuring an amazing collection of more than 30 delightful and unique shops within a beautiful Grade II Victorian Arcade.

Wayfarers Shopping Arcade is a must-visit destination for those that are passionate about style not just for themselves and their family but their home and surroundings.

DESCRIPTION

The centrally located corner unit benefits from generous window displays framed with French polished timber.

ACCOMMODATION

Ground Floor Shop	47.09 sq m	(506.87 sq ft)
First Floor Storage	17.71 sq m	(190.62 sq ft)

LEASE

The property is available by way of a new lease within the landlord's standard terms for a period of 10 years.

RENT

£36,000 per annum exclusive.

SERVICE CHARGE

There is a service charge to cover the cost of insurance and maintenance of the communal areas currently set at 5.75 % of the service charge budget or approx £9,028 per annum plus VAT.

BUSINESS RATES

Rateable value 2011/2012 £29,750

Please make enquiries with Sefton Business Rates section on 0151 934 4360.

EPC

EPC Certificate reference number: 9355-3049-0724-0000-0825

Energy Performance Asset Rating: F-131

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.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Matt Kerrigan , Hitchcock Wright & Partners. Ref: JCB/MRK.

Tel. No. (0151) 227 3400

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Subject to Contract

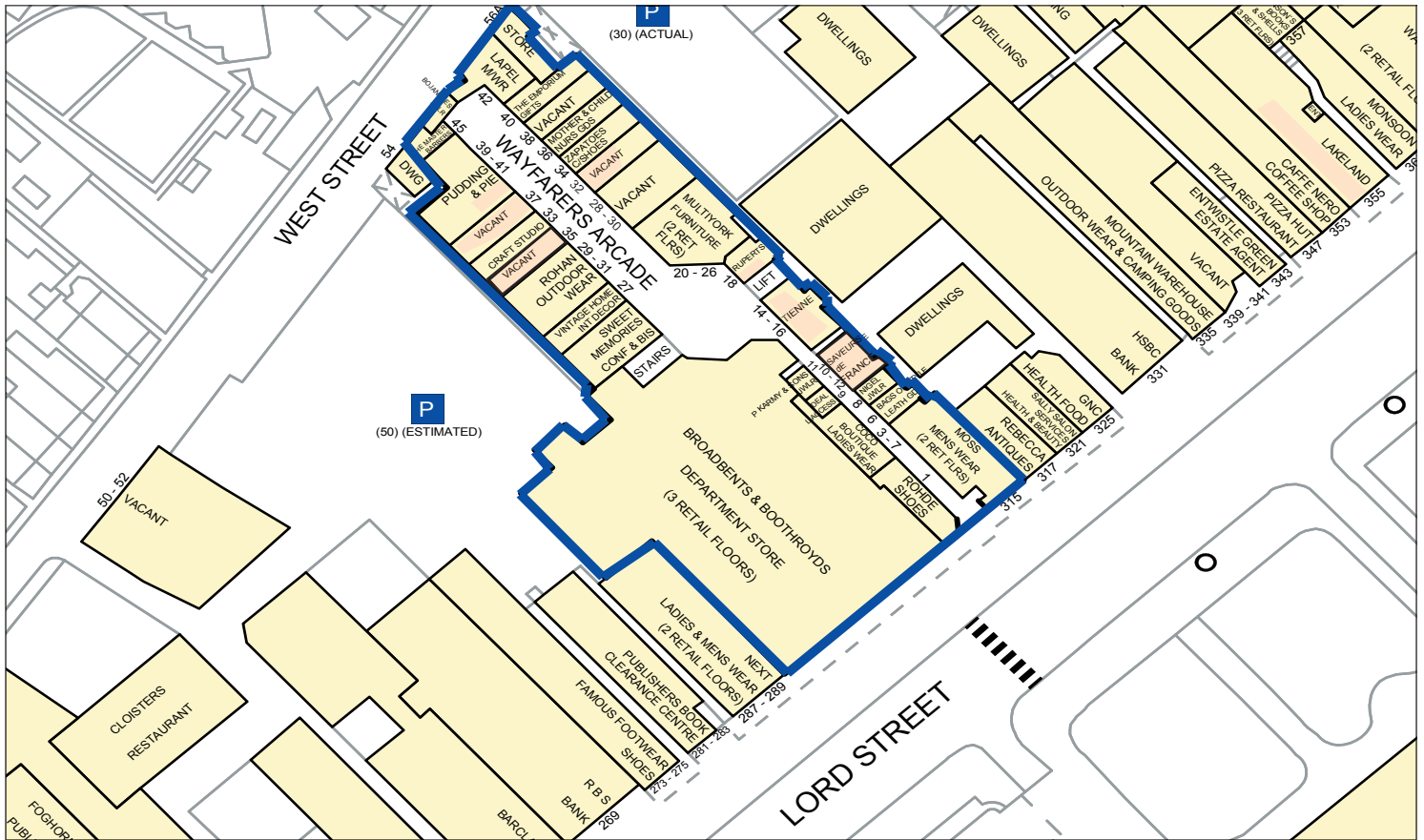
Details Prepared JULY 2011

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www.hitchcockwright.co.uk

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