

GROUND FLOOR UNIT

UNIT 35 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

A single fronted shop unit with attractive French polished mahogany shop front in a prime position in Wayfareres Arcade.

ACCOMMODATION

| | | |
|-------------------|-----------|-------------|
| Ground Floor Shop | 33.6 sq m | (362 sq ft) |
| Storage | 7.3 sq m | (79 sq ft) |

LEASE

The lease terms are negotiable within the landlord's standard form of lease.

RENT

£10,000 per annum.

SERVICE CHARGE

There is a service charge to cover the cost of insurance and maintenance of the communal areas currently set at 2 % of the service charge budget or approx £3,364 per annum plus VAT.

BUSINESS RATES

Rateable Value 2011/2012 : £7,200

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

EPC

EPC Certificate reference number: 0260-0239-4929-9526-8006

Energy Performance Asset Rating: D-93

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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