

GROUND FLOOR UNIT

UNIT 37 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

An attractive single shop unit in a prime position in the popular shopping arcade adjacent to 'Pudding & Pie'

ACCOMMODATION

Ground Floor Retail		
Internal Width	11'10"	(3.65 m)
Internal Depth	40'2"	(12.25m)
Approximate Sales Area	469 sq ft	(43.6 sq.m)

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 £3364 per annum plus VAT.

BUSINESS RATES

Rateable value 2011/2012: £6,500

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

EPC

EPC Certificate reference number: 9243-3073-0296-0800-6425

Energy Performance Asset Rating: D-97

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

Fax. No. (0151) 227 3010

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Subject to Contract

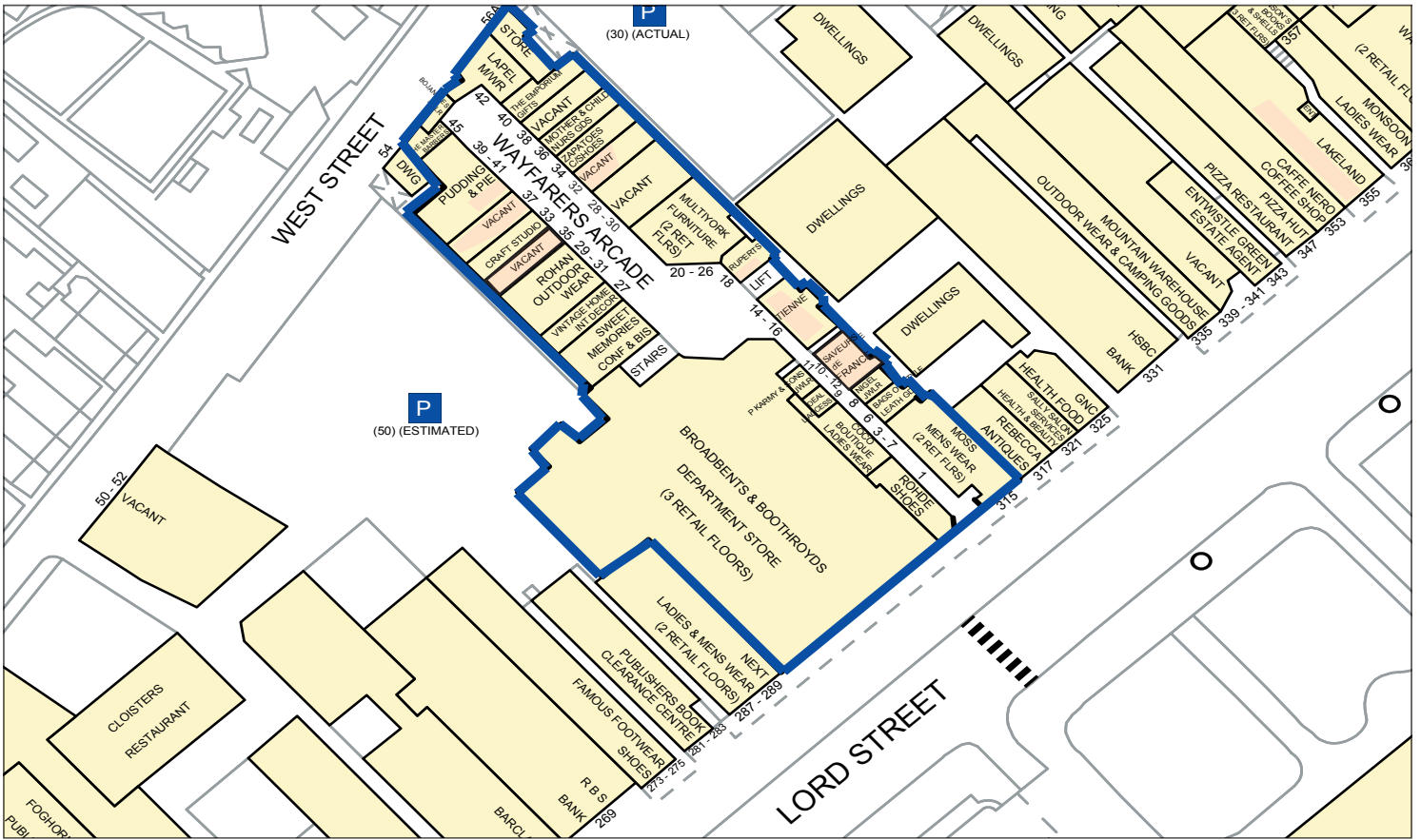
Details Prepared JULY 2011

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.

www.hitchcockwright.co.uk

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