

# GROUND FLOOR UNIT

## UNIT 38 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 Wayfarers Shopping Arcade opposite the "Pudding and Pie" restaurant.

### ACCOMMODATION

Ground Floor Shop		
Internal Width	11'2"	(3.41 m)
Internal Depth	39'3"	(11.97 m)
Approx Sales Area	411 sqft	(38.18 sqm)

### LEASE

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

### RENT

£9,500 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 £6,900

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

### EPC

EPC Certificate reference number: 0480-0230-3539-3252-6002

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

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Subject to Contract

Details Prepared JULY 2011

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