

# TO LET

## 59 CHAPEL STREET

### SOUTHPORT, PR8 1AL



### LOCATION & DESCRIPTION

Occupying a prime retail position on the fully pedestrianised Chapel Street opposite Southport train station and close to the junction with London Street, the popular high street boasts occupiers including Marks & Spencer, Boots, New Look, JD Sports, River Island, Game and Vodafone amongst others.

### ACCOMMODATION

A modern purpose built property providing well configured sales accommodation behind glazed shop front with first floor cover with potential to provide sales accommodation. There is rear loading via a service yard with vacant possession being available in May 2017 or earlier by agreement.

Approximate gross floor areas are as follows:-

Ground Floor Sales	275.5 sqm	2966 sqft
First Floor	246 sqm	2648 sqft
Total	521.5 sqm	5614 sqft

### LEASE

A new Full Repairing and Insuring lease is available for a term to be agreed of 10 years or multiples of 5 thereafter.

### RENT

£49,500 per annum exclusive, subject to 5 yearly upward only rent reviews.

### RATEABLE VALUE

Rateable value of £138,000 as at April 2010.

Rateable value of £79,500 as at April 2017.

Interested parties should make their own enquiries with Sefton Borough Council.

### LEGAL COSTS

Each party to bear their own legal and surveyor's fees together with 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 Sean Collins-Jones, Hitchcock Wright & Partners.

Ref: JCB/SCJ

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or alternatively contact joint agents

Chris Hennessy, Matthews & Goodman

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### Subject to Contract

Details Prepared: March 2017

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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