

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.

RATEABLE VALUE

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

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

RENT

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

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.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Chris Michael, Hitchcock Wright & Partners. Ref: JCB/CCM

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Subject to Contract

Details Updated: May 2021

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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