

RETAIL UNIT - TO LET

6 LONDON STREET, SOUTHPORT, PR9 0UE



LOCATION & DESCRIPTION

A popular and busy thoroughfare between prime retail pitches of Chapel Street and Lord Street occupied by a number of national and independent retailers, banks, building societies, bookmakers. A former travel agents providing rectangular sales accommodation at ground floor benefitting from a rear service access approached off London Street via Glebe Place.

ACCOMMODATION

Self contained retail accommodation at ground floor. Ground floor area benefits from fully glazed shop front, suspended ceiling, rear staff area and service access approached off London Street.

FLOOR AREAS

Ground Floor Sales	51 sqm	549 sqft
Ground Floor Rear store/staff	10.13 sqm	109 sqft

The above areas exclude circulation space, toilet and staff accommodation.

LEASE

A new lease is available drafted on tenant's internal repairing and fully recoverable terms by way of a service charge for a period of 5 or more years.

RENT

Retail premises: £16,000 (Sixteen Thousand Pounds) per annum exclusive service Charge and Uniform Business Rates and VAT.

BUSINESS RATES

Ground floor premises have been assessed as at the 1st April 2017:

Ground Floor Retail: £11,500

The Rateable Values are at a level at which qualifying occupiers will benefit from Small Business Rate Relief. Interested parties should make their own enquiries with Sefton Metropolitan Borough Council.

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.

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, Hitchcock Wright & Partners. Ref: JCB.

Tel. No. (0151) 227 3400
E-mail: johnbarker@hwandp.co.uk

Subject to Contract
Details Prepared 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.

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