

TO LET

£21,520 per annum



571 Lord Street, Southport, PR9 0BB

LOCATION

The premises are located on the popular Victorian Shopping area of Lord Street with a mixture of national and independent retailers including Bargain Booze, Post Office and Cancer Research.

DESCRIPTION

The premises comprises of large ground floor sales areas with ancillary accommodation at first and second floor.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

| | | |
|------------------------|-------------|------------|
| Internal width | 4.17 m | 14 ft |
| Sales depth | 21.89 m | 72 ft |
| Ground floor sales | 76.73 sq.m. | 826 sq.ft. |
| Ground floor ancillary | 12.06 sq.m. | 130 sq.ft. |
| First floor | 87.58 sq.m. | 942 sq.ft. |
| Second floor | 14.83 sq.m. | 160 sq.ft. |

LEASE

The property is available via a new lease by agreement or sub-let/assignment for a term of years to be agreed. The passing lease expires 01/10/2023.

RENT

£21,520 per annum exclusive

BUSINESS RATES

The premises have been assessed having a rateable value of £21,000. Interested parties should make their own enquiries with the Rating Authority.

EPC

Certificate Number: 0250-4983-0302-6500-8054
 Energy Performance Asset Rating: E-112

VAT

All rents, prices and other figures included in these particulars are quoted net but may be subject to the addition of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

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 Chris Michael or Matt Kerrigan of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
 E-mail: chrismichael@hwandp.co.uk
mattkerrigan@hwandp.co.uk

Subject to Contract
 Details Prepared December 2020

571 Lord Street, Southport, PR9 0BB



Southport

