

# TO LET

£21,520per annum



## 571 Lord Street, Southport, PR9 OBB

#### 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  $\pounds$ 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

#### HITCHCOCK & WRIGHT PARTNERS | 0151 227 3400

www.hitchcockwright.co.uk

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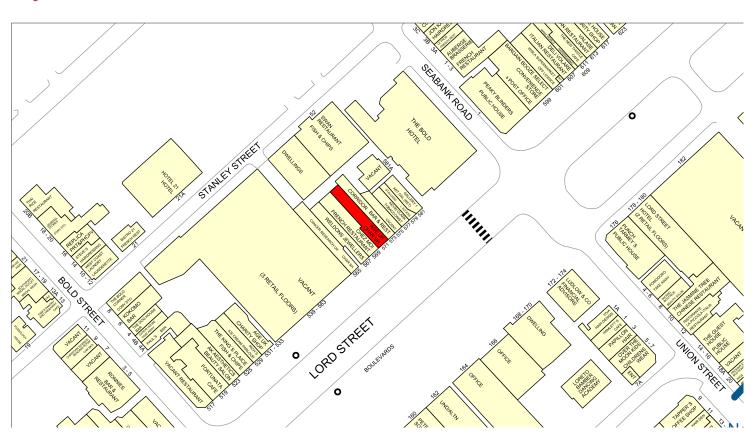
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