# **TO LET** IDEALLY SUITED TO BEAUTY AND / OR HAIR SALON



# £10,000 per annum



# 55 OVINGTON DRIVE, SOUTHPORT PR8 6JW

# LOCATION AND DESCRIPTION

A retail parade anchored by a SPAR Convenience Store adjacent to the ever popular "Hickorys" within the Kew residential estate approached off Town Lane opposite Southport & Formby District General Hospital and close to Kew Retail Park including Sainsbury's, Tesco, B & Q, Home Bargain and others.

### ACCOMMODATION

Ground floor premises internally sub divided with light weight partitions behind a fully glazed shop front ready for occupation subject to an ingoing tenants fitout. Ideally suited to Beautician, Hair Salon etc. Connected to a 3 phase electricity supply and water.

Ground floor net internal area: 61.2 sq.m. (659 sq.ft.) approximately

All measurements are approximate and are made in accordance with the RICS Code of Measuring Practice.

### LEASE

A new lease available on tenants full repairing and insuring terms for a period of 10 years with 5 yearly rent reviews.

### RENT

£10,000 per annum exclusive.

#### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

### **UNIFORM BUSINESS RATES**

The rateable value of the property with effect from 1st April 2023 has been assessed at £4,200 per annum. At this level andfor qualifying tenants 100% small business rate relief may be available. Parties should make their own enquiries with Sefton Borough Council.

# HITCHCOCK WRIGHT & PARTNERS | 0151 227 3400

## EPC

A new certificate has been commissioned.

### **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 Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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

Subject to Contract Details Prepared April 2025

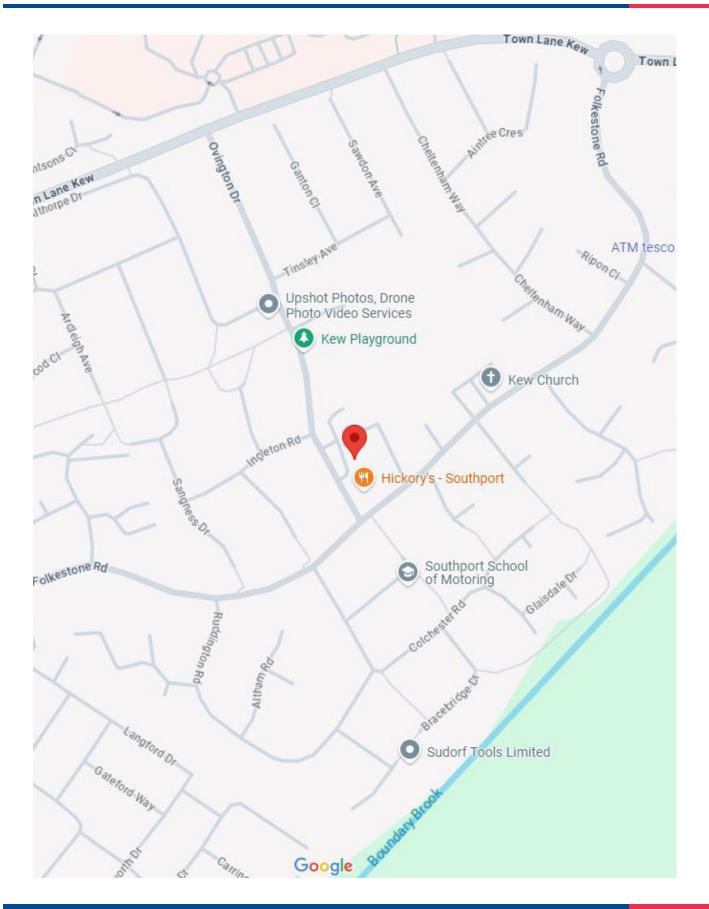


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