

TO LET

IDEALLY SUITED TO BEAUTY AND / OR
HAIR SALON

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£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 ongoing 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 and for qualifying tenants 100% small business rate relief may be available. Parties should make their own enquiries with Sefton Borough Council.

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
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Subject to Contract
Details Prepared April 2025



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