

# Southport

## Unit 16, Marble Place

### Retail Unit To Let



#### Location

Southport is a popular seaside town 20 miles north of Liverpool with a catchment population of over 268,000. Marble Place Shopping Centre is situated on the prime pedestrianised pitch of Chapel Street, directly opposite Primark, and connected to Tulketh Street which fronts onto the entrance of Marks and Spencer and Millets.

The centre is fully enclosed and anchored by a large TK Maxx store, along with other national retailers including Three Store, Savers, Regis Hairdressers and Crawshaws. The unit is situated on the main Chapel Street mall.

#### Accommodation

The property is arranged over ground and first floors providing the following approximate areas:

Ground Floor :	1,268 sq ft	117.8 sq m
First Floor:	1,128 sq ft	104.8 sq m

#### Rent

£25,000 per annum exclusive.

#### Tenure

Available by way of an effectively full repairing and insuring lease on terms to be agreed.

#### Service Charge

The current on account service charge for the current year (2017) is £10,049.76

#### Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£30,750.00
Rates Payable	£14,729.00

*(Interested parties are advised to make enquiries with the Local Authority)*

#### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### EPC

Rating = B

### Viewing & Further Information

Strictly by prior arrangement only with:

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Shaping Retail.

