

# SOUTHPORT (PR8 1PU)

115/123 LORD STREET  
TO LET / MAY SELL



- EXTENSIVE PREMISES
- PRIME POSITION ON LORD STREET
- 5,900 SQ.FT. AT GROUND FLOOR
- 13,500 SQ.FT. TOTAL
- REAR ACCESS AND PARKING
- SHORT DISTANCE FROM SOUTHPORT RAILWAY STATION

# SOUTHPORT

## 115/123 LORD STREET

### LOCATION

Southport is a prosperous coastal resort situated on the coast between Preston and Liverpool. The town has a substantial catchment. Within 10 km of the centre there are 108,000 people and there are over 558,000 people within 20 km of the centre. The premises benefit from a well-proportioned ground floor retail area with first and second floor storage areas and are located in the prime retail pitch of Lord Street where other retailers close by include **Bistrot Pierre**, **Patisserie Valerie**, **The Royal Arcade**, **Edinburgh Woollen Mill**, **The Golf Company**, **Bonmarché** and **The Gift Company**.

### ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Net Frontage	14.64 m	48'01"
Gross Frontage	18.53 m	60'10"
Shop Depth	36.40 m	119'05"
Ground Floor	554.68 sq m	5,970 sq ft
First Floor	527.62 sq m	5,679 sq ft
Second Floor	172.72 sq m	1,859 sq ft
Total Approx Floor Area	1,255.02 sq m	13,508 sq ft

### TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### FREEHOLD

The landlord may consider selling the property - enquire with the agent.

### RENT

On application.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C68

A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com)

### RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:

Rateable Value	£79,000
----------------	---------

For Rates Payable information interested parties are advised to visit [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)

*Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority*

### VAT

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

### VIEWING

All arrangements to view the premises are by prior arrangement with Mason Owen.

Contact **Rob Markland**  
Tel **0151 242 3146**  
Mobile **07798 576 808**  
Email [rob.markland@masonowen.com](mailto:rob.markland@masonowen.com)



**Subject to Contract**

Details produced February 2018

**0151 242 3000**

[www.masonowen.com](http://www.masonowen.com)

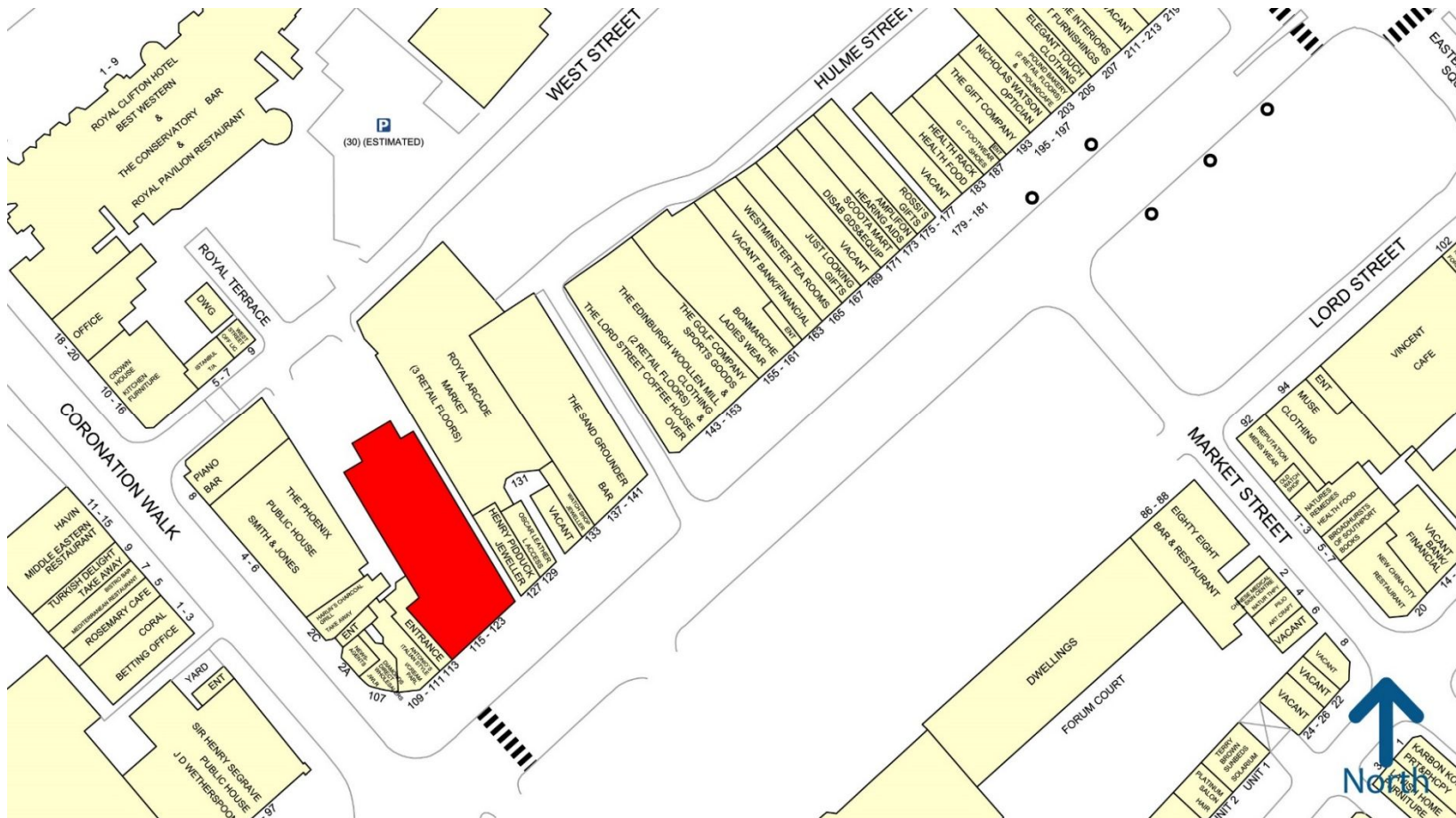
**mason  
owen**

property consultants



# SOUTHPORT

## 115/123 LORD STREET



**mason  
owen**

property consultants

# 0151 242 3000

Gladstone House, 11 Union Court, Liverpool L2 4UQ.

F 0151 236 2569 E [liverpool@masonowen.com](mailto:liverpool@masonowen.com) [www.masonowen.com](http://www.masonowen.com)

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.