

# 55 - 61 CHAPEL STREET SOUTHPORT PR8 1AL



## TO LET

- First Floor Accommodation
- Prime Location
- Salon / Office / Hairdressers / Tanning Salon

### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

### North Wales

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W [www.bacommercial.com](http://www.bacommercial.com)

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## LOCATION

The accommodation is located in a good position in the centre of Southport on the junction of Chapel Street and London Street with multiple retailers nearby as follows, and walking distance from Southport Train Station.

- River Island
- Hays Travel
- Oxfam
- Halifax
- Lloyds

The property can be more readily identified from the attached plan.

## DESCRIPTION

The accommodation comprises refurbished first floor accommodation that has treatment rooms, kitchen and WC. The property is available fully fitted out and includes Beauty Mirrors, Tanning Beds, Backwashers and Sofas. The property benefits from three phase electricity supply.

## ACCOMMODATION/AREAS

SQ M	SQ FT
77.14	830

## RENTAL

£7,500 per annum

## SERVICE CHARGE

A service charge is payable to cover the Landlords apportioned running costs and insurance, further details available on request.

## LEASE

The property is to be let on a new effective Full Repairing and Insuring sublease, outside the security of tenure provisions of the Landlord and Tenant Act, for a terms of years to be agreed.

## RATES

Verbal enquiries of the Local Authority indicate the property has not yet been separately assessed.

## EPC

The Energy Performance Asset Rating for this property is D – Certificate Reference Number: 0620-0732-7869-9002

A full copy of the Energy Performance Certificate is available upon request from the agents.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## VIEWING

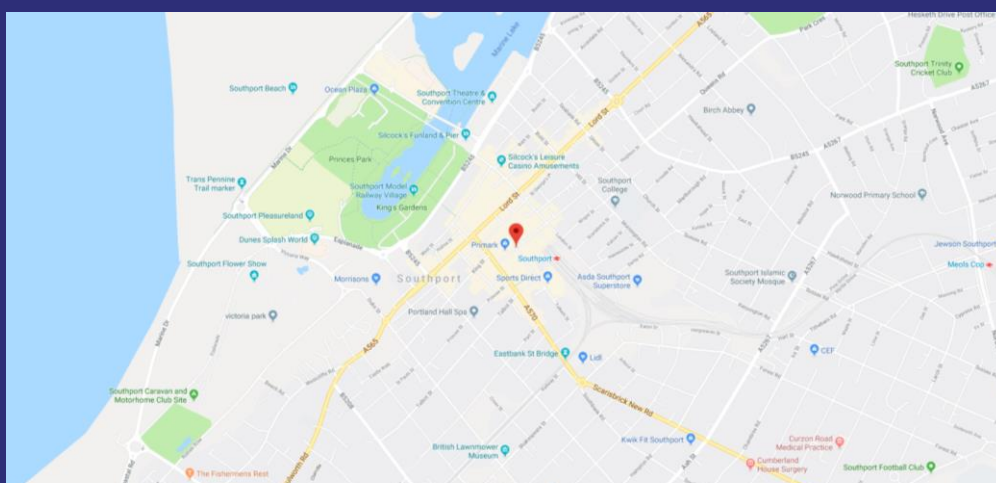
Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DW/RC 02.08.19

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## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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