

# To Let

1,371 sq ft (127.5 sq m) to  
2,804 sq ft (260.6 sq m)

**321 Lord Street, Southport, PR8 1NH**



## SITUATED IN PROMINENT LOCATION ON LORD STREET

### Location:

The property is situated in a prominent position on the westerly side of Lord Street, between Eastbank Street and Nevill Street. The property is located near to the main entrance of Wayfarers Arcade and is adjacent to HSBC Bank. Other nearby occupiers include Beales Department Store, Caffe Nero and Lakeland.

### Description:

The property comprises of a self-contained retail premises arranged over ground and first floors.

The ground floor provides an open-plan retail unit with a store room, and kitchenette to the rear. The unit has tiled floor covering, plastered and painted walls and a suspended ceiling. The first floor provides further storage accommodation, WC facilities and a kitchenette.

### Accommodation:

Ground Floor	755 sq ft	(70.2 sq m)
First Floor	616 sq ft	(57.3 sq m)
<b>Total</b>	<b>1,371 sq ft</b>	<b>(127.5 sq m)</b>
Second Floor	1,433 sq ft	(133.1 sq m)

### Terms:

The property is available by way of a new lease on terms to be agreed.

### Rent:

£30,000 per annum exclusive.

The second floor is also available (subject to refurbishment to a shell specification), at additional rent. Details on application.

### Business Rates:

Rateable Value: £44,250.

Estimated Rates Payable: £21,240 (2018/19)

An appeal has been made to the Valuation Office to reduce the Rateable Value.

### Legal Costs:

Each party will be responsible for their own legal costs.

### VAT:

All rentals quoted are exclusive of but may be liable to VAT.

### EPC:

Rating - C 66 (copy available on request).



David Colvin

t: 0151 242 1083

e: dcolvin@matthews-goodman.co.uk

Chris Hennessy

t: 0151 242 8966

e: chennessy@matthews-goodman.co.uk

Tom Parry

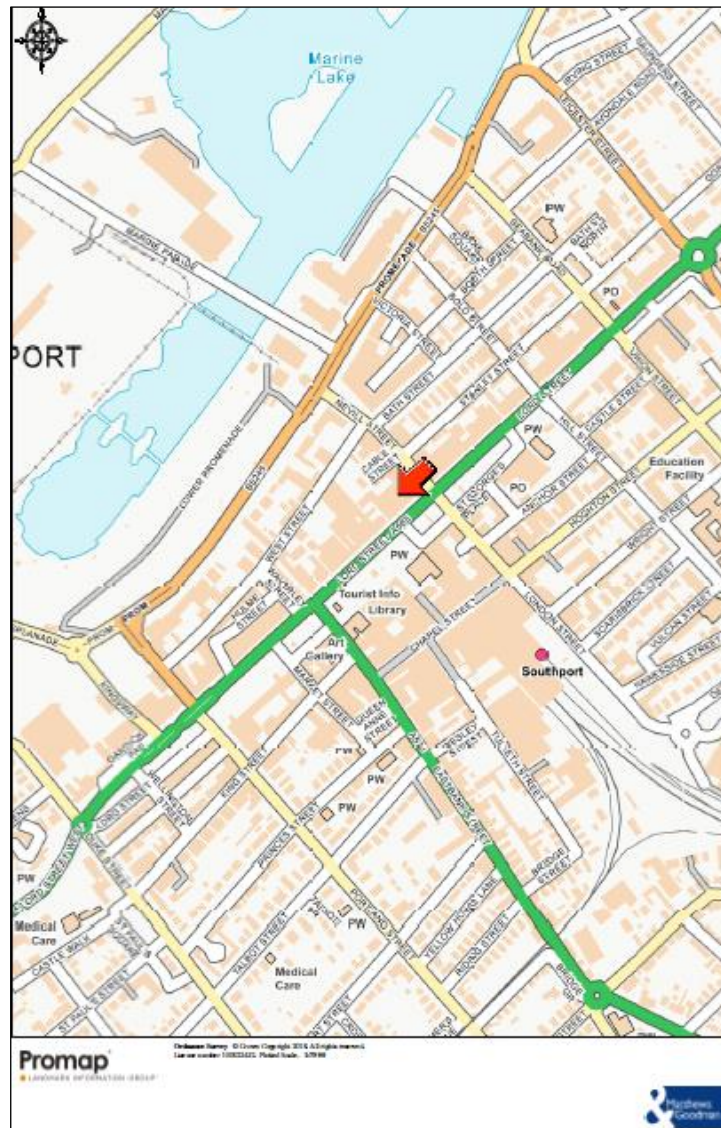
t: 0151 242 1088

e: tparry@matthews-goodman.co.uk

# To Let

1,371 sq ft (127.5 sq m) to  
2,804 sq ft (260.6 sq m)

**321 Lord Street, Southport, PR8 1NH**



## DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) In accordance with Anti Money Laundering Regulations identification and confirmation of source of funding may be required from the acquiring party. 7) All floor areas have been measured and calculated to comply with RICS guidelines and practice statements at the date of publication, unless otherwise stated. 8) Date of Publication: August 2018