

Self-Contained Ground Floor Retail  
Unit, Southport Town Centre

To Let: £7,500 per annum plus VAT

# Fitton Estates

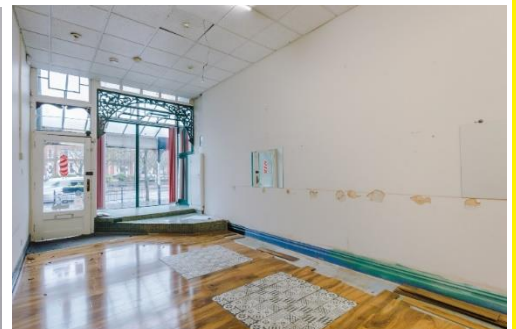
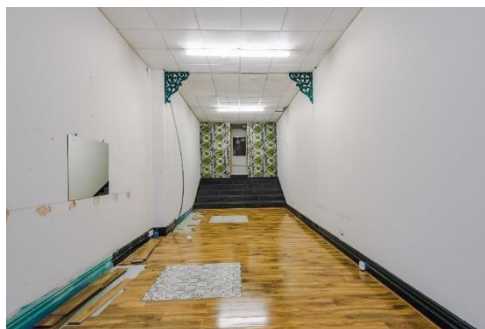
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**13 Lord Street, Southport, Merseyside, PR8 1RP**



- Self-Contained Retail Unit Located to Southport Town Centre
- High Street Position to Lord Street
- New Lease Available on Terms to Be Agreed
- Would Suit a Variety of Uses Subject to Necessary Consents



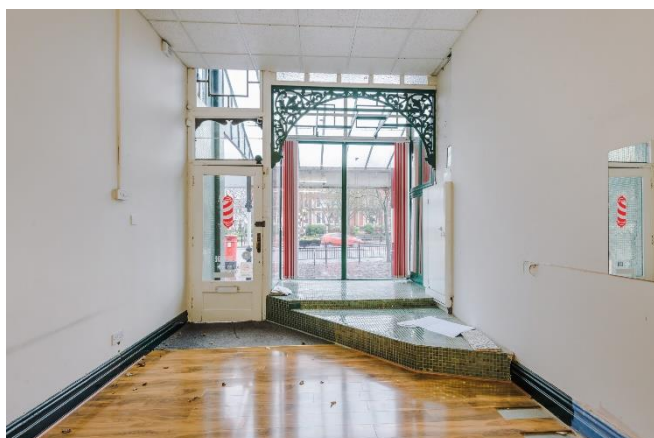
Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
Telephone: 01704 500345  
Email: [info@fittonestates.com](mailto:info@fittonestates.com)

**Location:** The unit offers an opportunity to trade from a main road position to the centre of Southport and is located to the southern end of Lord Street. The unit is also close to the Morrisons superstore and a short walk from the coastal promenade and attractions of Southport.

**Description:** Ground floor self-contained retail accommodation within a local parade of commercial units to Southport Town Centre. Formally and most recently used as a Barber Parlour the shop frontage is glazed and internally the premises are primarily open plan with WC and kitchenette to the rear.

The property is available with the benefit of a new lease on terms to be agreed.

**Accommodation:** Please refer to the enclosed floorplan which is not to scale and provided for indicative purposes only.



**Terms:** Available by way of a new lease on terms to be agreed.

**Rent:** £7,500 per annum plus VAT and exclusive of all other outgoings

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address.

**VAT:** All prices and rentals where quoted are exclusive of but are subject to VAT.

**Legal:** Incoming tenants will be responsible for their own legal fees.

**Business Rates:** The tenant is to be responsible for the payment of business rates. We understand from the VOA rating list, the property has a rateable value of £9,000. We do however recommend all interested parties contact Sefton Council to qualify the likely payment as incoming tenants may be liable for concessions & reliefs.

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

**Details Prepared 18 December 2019**

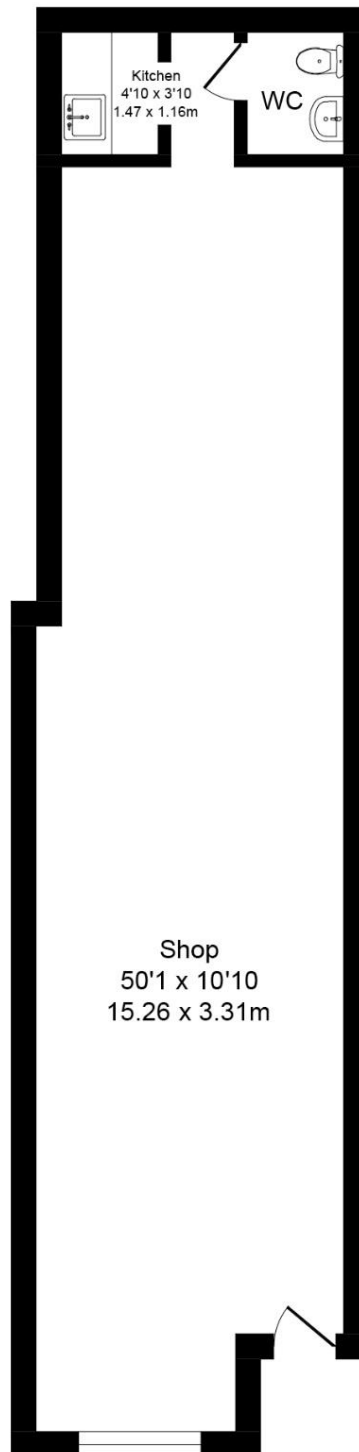
Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.



## Lord Street, Southport

Total Approx. Floor Area 631 Sq.ft. (58.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor  
Area 631 Sq.Ft  
(58.6 Sq.M.)