

Part Ground Floor and First Floor  
Open Plan Space, Suitable For A  
Variety Of Uses (STP)

To Let: Price on Application

# Fitton Estates

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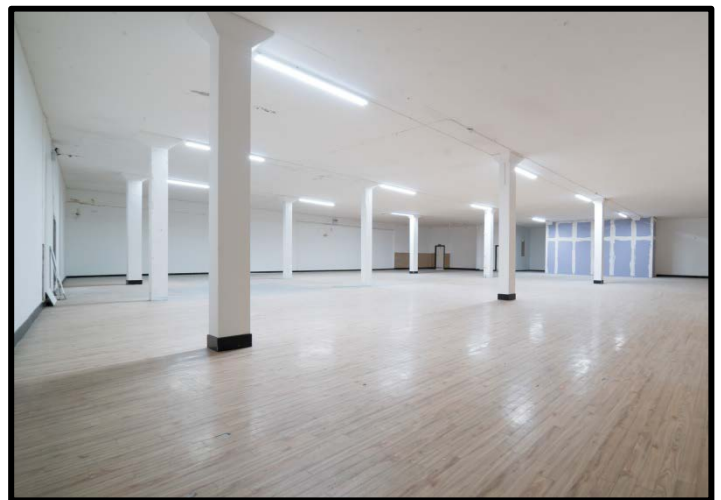
SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## 40 - 44 Chapel Street, Southport, PR8 1BZ

Red Line Purely Indicative of Location



- Self Contained First Floor Space To Prime Retail Area Of Southport Town Centre
- Prominent Ground Floor Entrance To Chapel Street, Southport's Main Pedestrianized Retail Area
- Suitable For A Variety Of Uses Including Retail, Leisure, Restaurant, Offices etc, Subject To All The Necessary Consents
- Recently Refurbished
- Available By Way of New Lease on Terms to Be Agreed



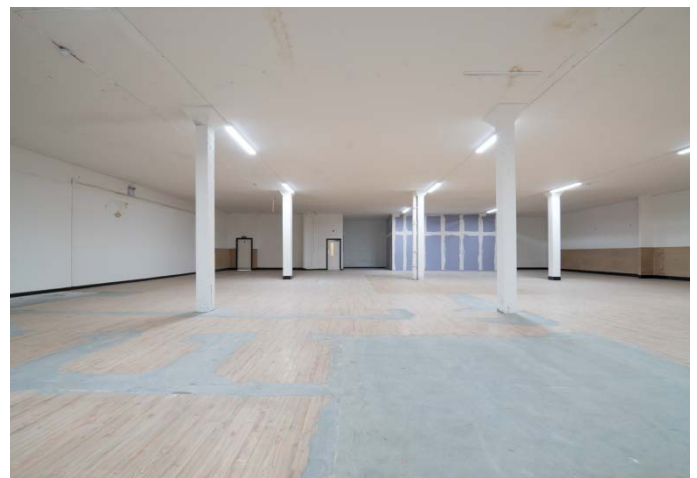
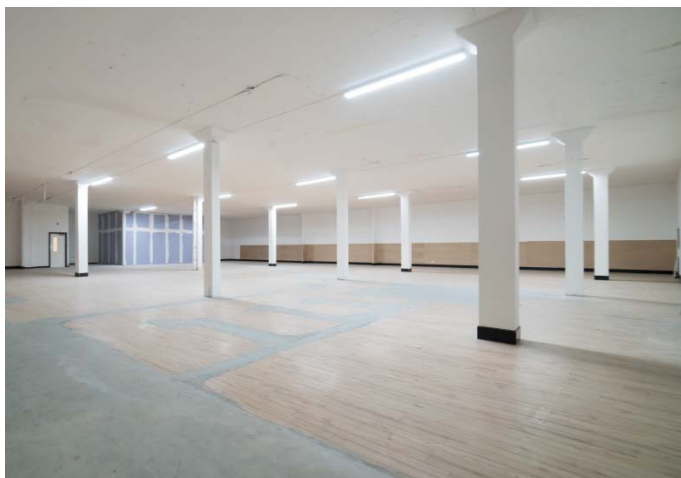
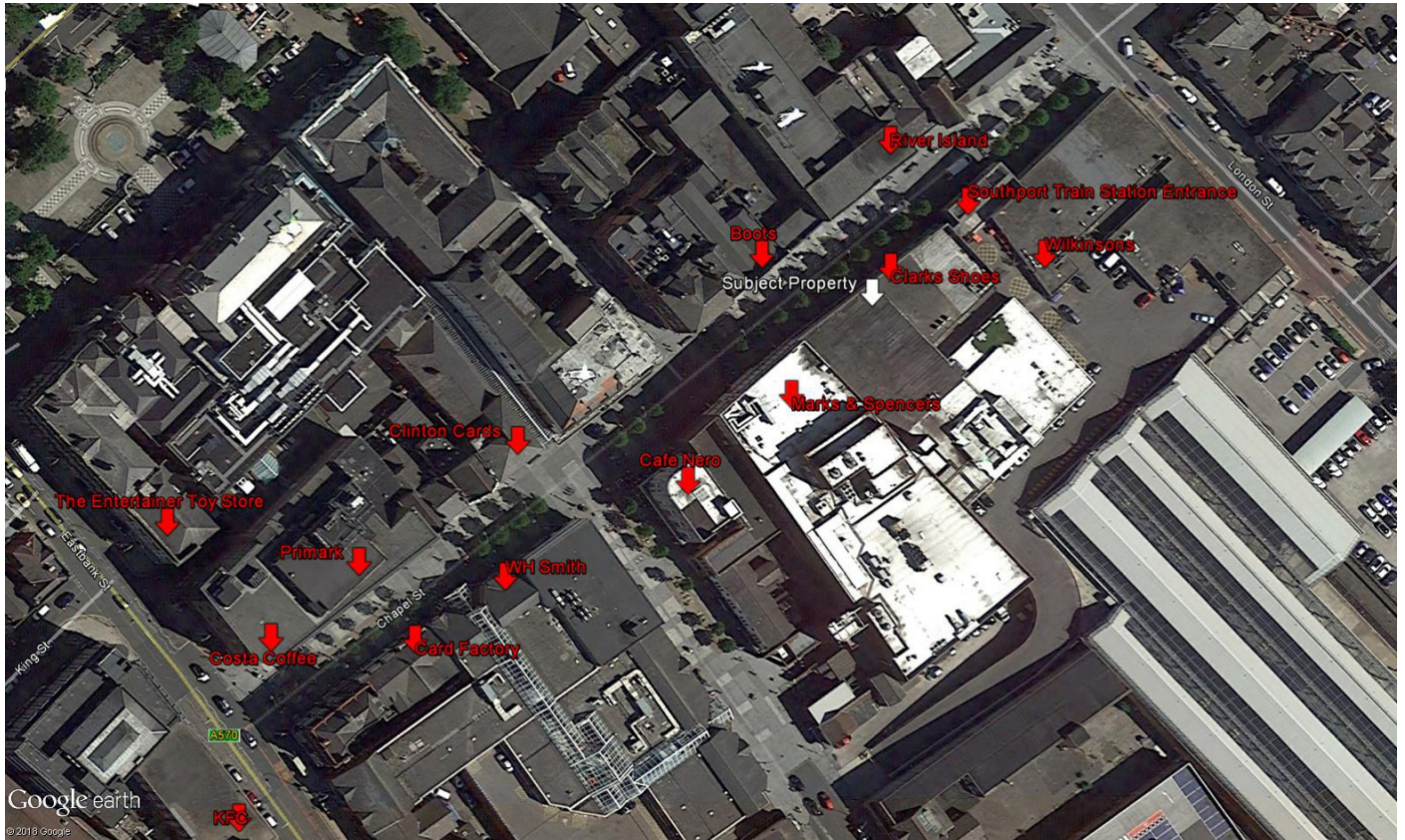
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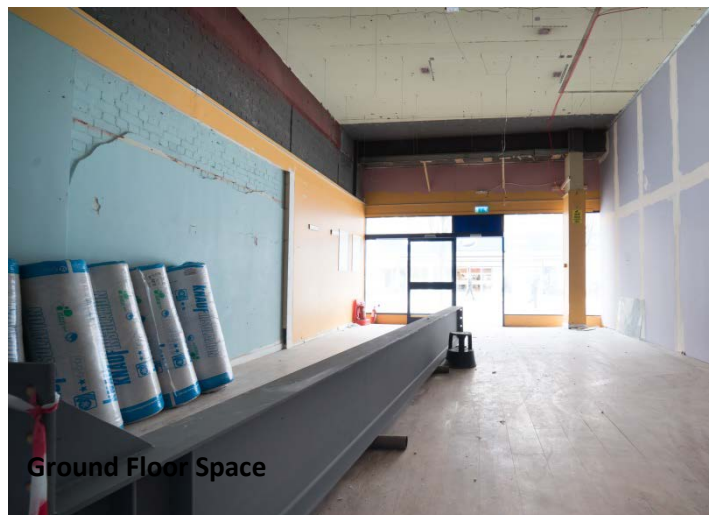
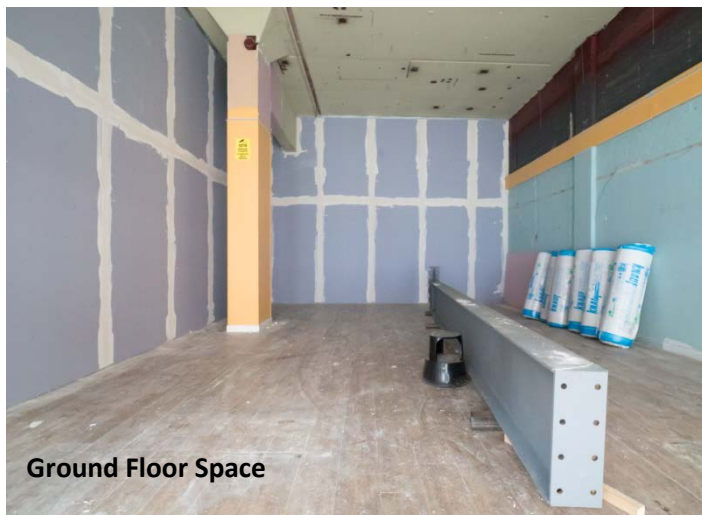
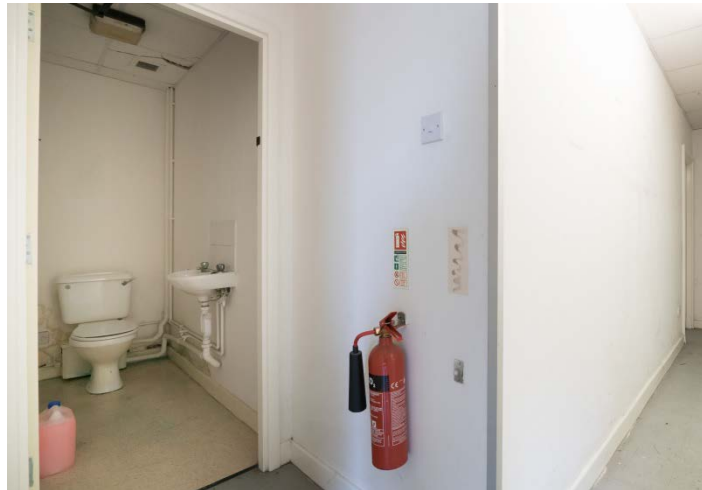
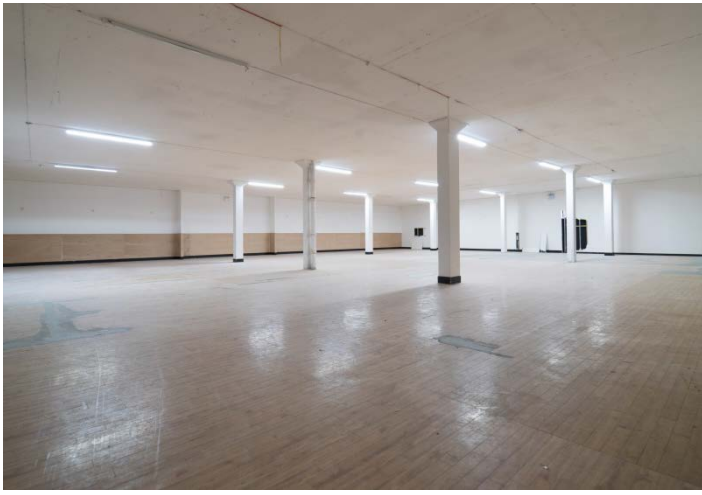
**Location:** The subject unit is located on the pedestrianized Chapel Street which is one of Southports main shopping areas. Chapel Street runs approximately 0.2 miles between its junctions with Eastbank Street and London Street, and is host to a variety of local and national retail, coffee shops, and financial service users. Nearby operators include New Look, Boots, River Island, TK Maxx & Marks & Spencer. Southport train station, with direct rail links to Liverpool & Manchester, is situated behind the premises.

Parking is provided in a number of car parks within walking distance.

Southport is an affluent coastal resort located in the North West of England, within Sefton Metropolitan Council, and is located approximately 18 miles south of Preston and 19 miles north of Liverpool city centre.

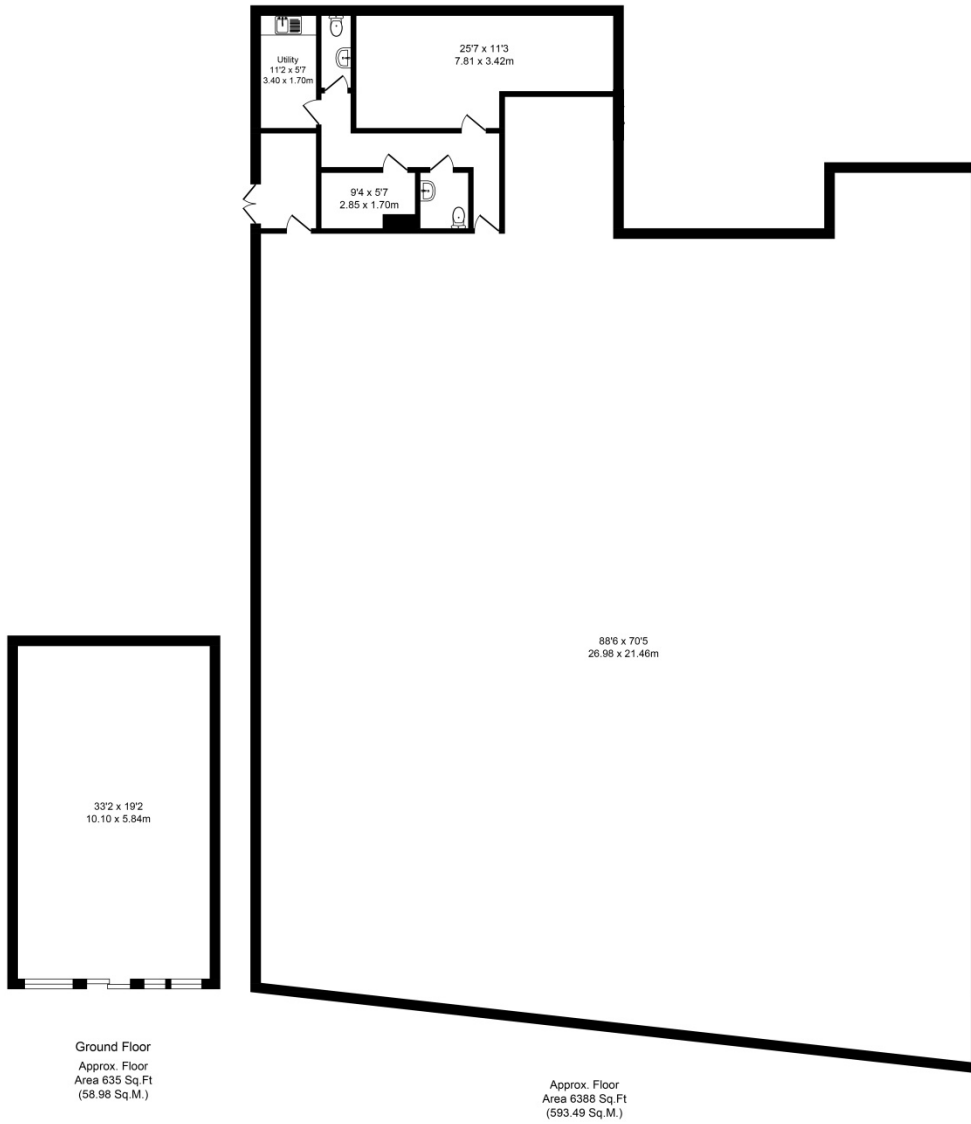






Chapel Street, Southport  
Total Approx. Floor Area 7023 Sq.ft. (652.47 Sq.M.)

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



**Description:** The premises provide a large first floor open plan space with private office, WC facilities and kitchen area.

A dedicated entrance to Chapel Street provides approximately 645 Sq Ft of ground floor space. As part of the refurbishment, we understand the Landlord proposes to install a stairwell/lift to the upper floor. Specification to be confirmed.

A rear entrance way for deliveries is provided to a shared service yard accessed from Tulketh Street.

**Accommodation:** Please refer to the enclosed floor plan. Not to scale, provided for indicative purposes only. We understand the unit provides the following approximate areas and dimensions:

Ground Floor: 645 sq ft (59.95 sq m)  
First Floor: 6,430 sq ft (597.38 sq m)

We are also advised the first floor ceiling height is approximately 3.65m.

**Rent:** Rent & Service Charge on application.

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

For further information please contact Fitton Estates.

**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 of the prospective tenant..

**Planning:** The property could be suitable for a variety of uses and ideal for leisure operators subject to all the necessary planning consents.

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

**Business Rates:** We understand the premises will need to be reassessed for business rate purposes. We recommend all interested parties speak with Sefton Council on 0151 934 4360.

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

**Viewing:** Strictly by appointment made via the joints agents, Fitton Estates 01704 500345 or Emanuel Oliver 0161 711 0833



**Details Prepared 18 April 2019**

***Please note all measurements where mentioned have not been checked by anyone in the employment of Fitton Estates. We recommend all interested parties carry out their own measurements.***

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