

# To Let

477 sq ft (44.3 sq m)

134 Cambridge Road, Churchtown,  
Southport, PR9 9RZ



## SITUATED IN CHURCHTOWN VILLAGE CENTRE WITHIN POPULAR RETAIL PARADE

### Location:

The property is situated in Churchtown village, on the easterly side of Cambridge Road, close to its junction with Marshside Road and Preston New Road. It is located within a popular parade of shops with nearby occupiers including Tesco Express, Co-Op and Boots.

### Description:

The property comprises of a ground floor retail unit, within an existing retail parade. It has a single glazed, timber framed shop front.

Internally, the unit provides an open-plan sales area, with a store room, kitchenette and WC to the rear. It has a suspended timber floor, plastered and painted walls and a suspended ceiling. Externally, there is a small rear yard.

The property will be refurbished prior to a new lease being agreed.

### Terms:

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

### Rent:

£10,500 per annum exclusive.

### Business Rates:

Rateable Value: £5,200.

Estimated Rates Payable: £2,496 (2018/19).

### 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:

A new EPC will be commissioned upon completion of the refurbishment works.



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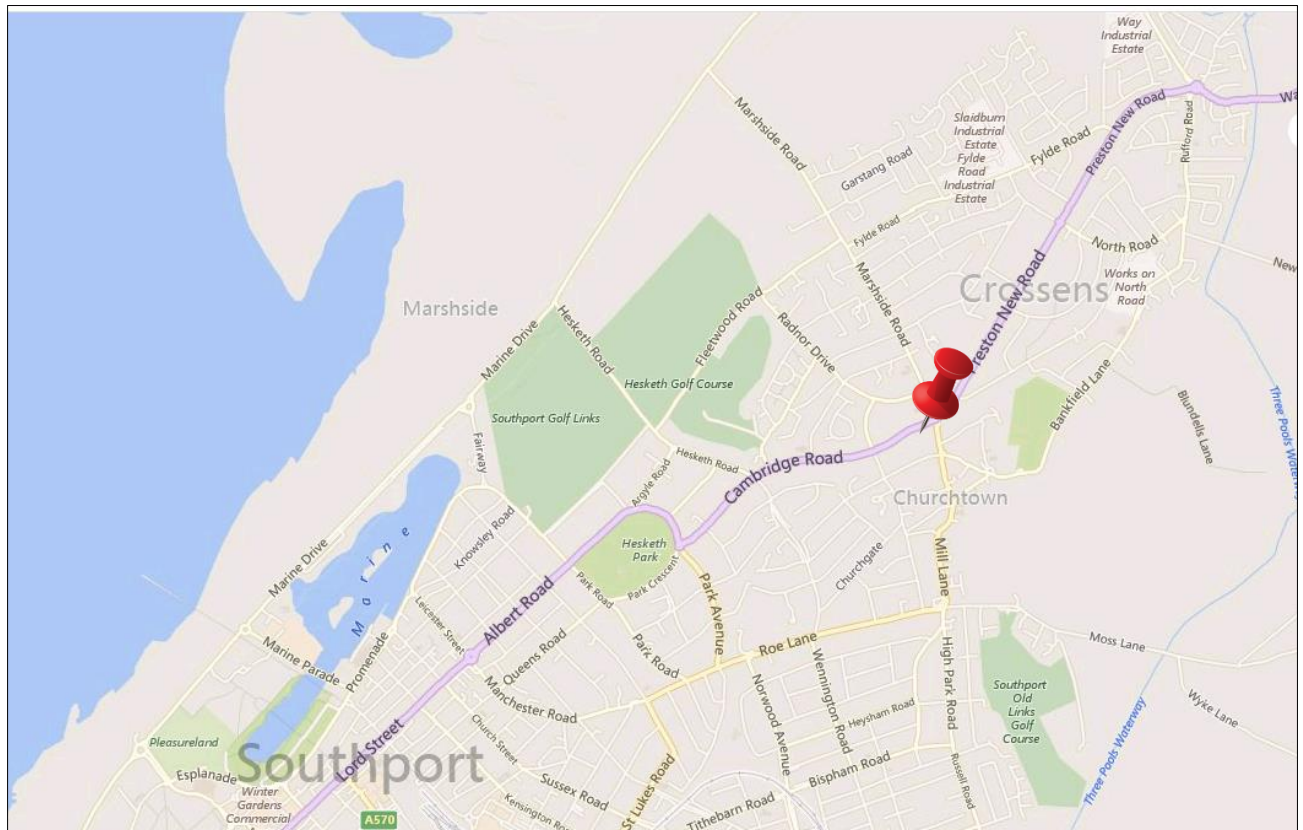
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