



FOR SALE

**SUBSTANTIAL
PREMISES**

Total Floor Area circa 6,000 sq.ft. (557 sq.m.)

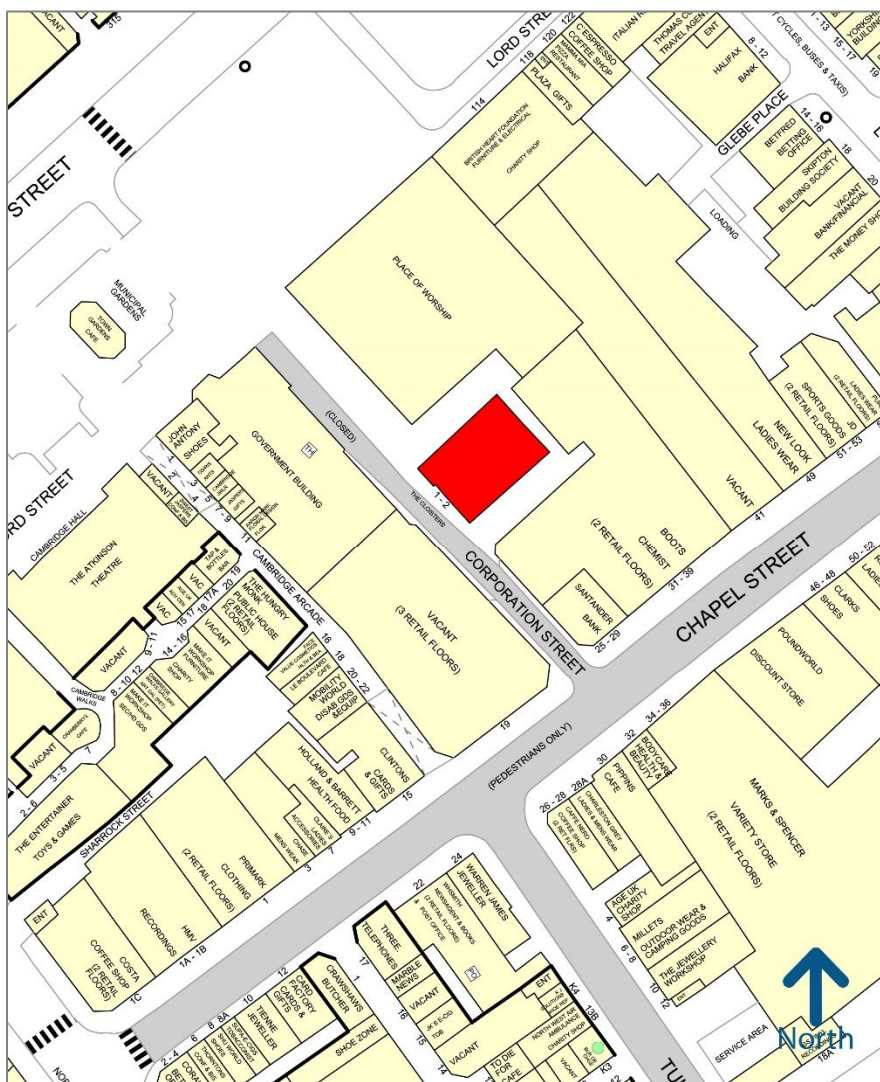
The Cloisters, Corporation Street, Southport PR8 1AP

- Centrally located on Corporation Street between the prime retail areas of Chapel Street and Lord Street
- Situated adjacent to Boots Chemist and close to other retailers including Marks & Spencer, WHSmith, Caffè Nero, Primark, HMV and River Island.
- Attractive premises comprising substantial ground and first floor accommodation benefitting from rear access.
- May Let
- Currently benefit from A1 planning, but suitable for restaurant use, subject to necessary consent

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The Cloisters
Corporation Street
Southport
PR8 1AP



Areas

Unit 1 (ground floor)	2,875 ft ² (267.1 m ²)
Unit 1 (first floor sales)	1,287 ft ² (119.6 m ²)
Unit 2 (ground floor) lobby area	(to be configured)
Unit 2 (first floor)	1,493 ft ² (138.7 m ²)

There is potential to combine both units

Freehold

Offers invited

Lease

May be available by way of a new full repairing and insuring lease for a term of years to be agreed.

Unit 1 £60,000 pa

Unit 2 £20,000 pa

Rents are exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Unit 1 Rateable Value £33,000

Unit 2 To be re-assessed

EPC

E125

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly through the agent:

Rob Markland

t. 0151 242 3146

m. 07798 576 808

e. rob.markland@masonowen.com