

# SOUTHPORT

68 CHAPEL STREET, PR8 1BZ

## TO LET

### Location

Southport is an attractive coastal resort town serving an urban area population of approximately 91,400, increasing to over 108,800 within 10km and 558,440 within 20km.

The property occupies a very strong and dominant position in the town centre fronting pedestrianised Chapel Street, Southport's 100% prime retailing pitch. National multiple retailers on Chapel Street include Marks & Spencer; River Island; WH Smith and JD Sports.

### Accommodation

The premises are arranged over ground and first floor with the following approximate areas and dimensions:-

Ground Floor	1,359 sq ft	126.26 sq m
First Floor	1,034 sq ft	96.06 sq m

### Terms

The property is available by way of a new full repairing and insuring lease.

Rent upon application.

### Business Rates

Verbal enquiries to Sefton Council confirm the property is assessed as follows:

Rateable Value £33,500  
Rates Payable (2018/19) £16,515

Interested parties are advised to make their own enquiries on 0151 934 4360

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Planning

Currently the unit has A1 planning consent. Potential purchasers are advised to make their own enquiries to Sefton Council;

### Viewing

By appointment through the agents, Peter Rowe of Emanuel Oliver on 0161 711 0833  
[peter@emanueloliver.com](mailto:peter@emanueloliver.com).

