

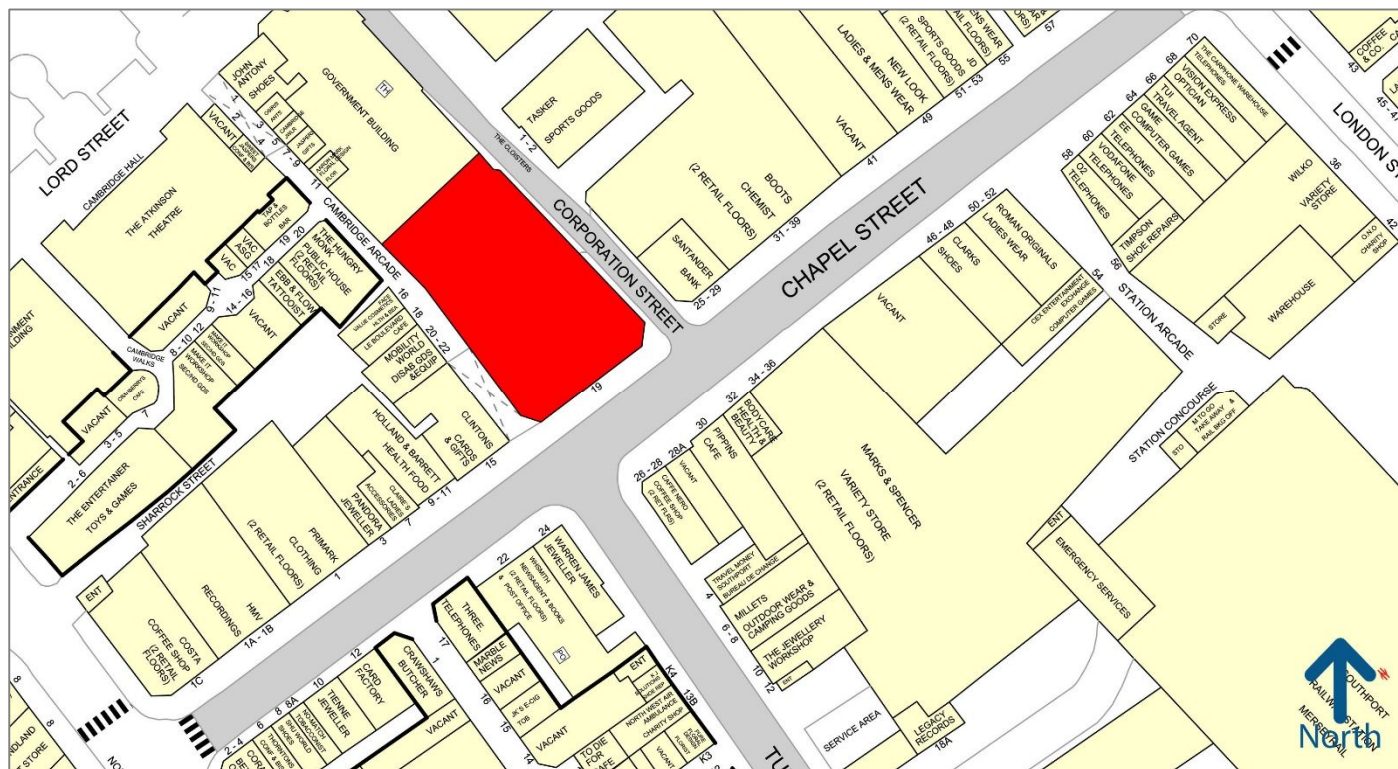


LANDMARK BUILDING AVAILABLE

Former BHS, 19 Chapel Street, Southport PR8 1AE

- FOR SALE/TO LET
- POTENTIAL TO SPLIT/RECONFIGURE
- AFFLUENT CATCHMENT
- PRIME LOCATION
- PRIME PEDESTRIANISED LOCATION LESS THAN 1MIN WALK FROM SOUTHPORT TRAIN STATION
- CLOSE TO MARKS & SPENCER, PRIMARK, TK MAXX AND WHSMITH

19 Chapel Street, Southport, PR8 1AE



Accommodation

The property is arranged over six levels with 3 floors of retail space serviced by an existing sales stairs and lifts.

Ground Floor	14,472 sq.ft.	1,344.50 sq.m.
First Floor	9,729 sq.ft.	963.20 sq.m.
Second Floor	9,589 sq.ft.	890.80 sq.m.
Third Floor	8,931 sq.ft.	829.00 sq.m.
Fourth Floor	6,103 sq.ft.	567.00 sq.m.
Basement	3,885 sq.ft.	360.90 sq.m.

Options

There are various options to split the premises - plans available on request.

Planning

A1 Retail Planning currently in place although other uses would be acceptable subject to permission.

Tenure

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

Alternatively, the Freehold can be made available.

Rent

On application.

Price

On application.

Rates

Rateable Value £290,000

EPC

E121

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

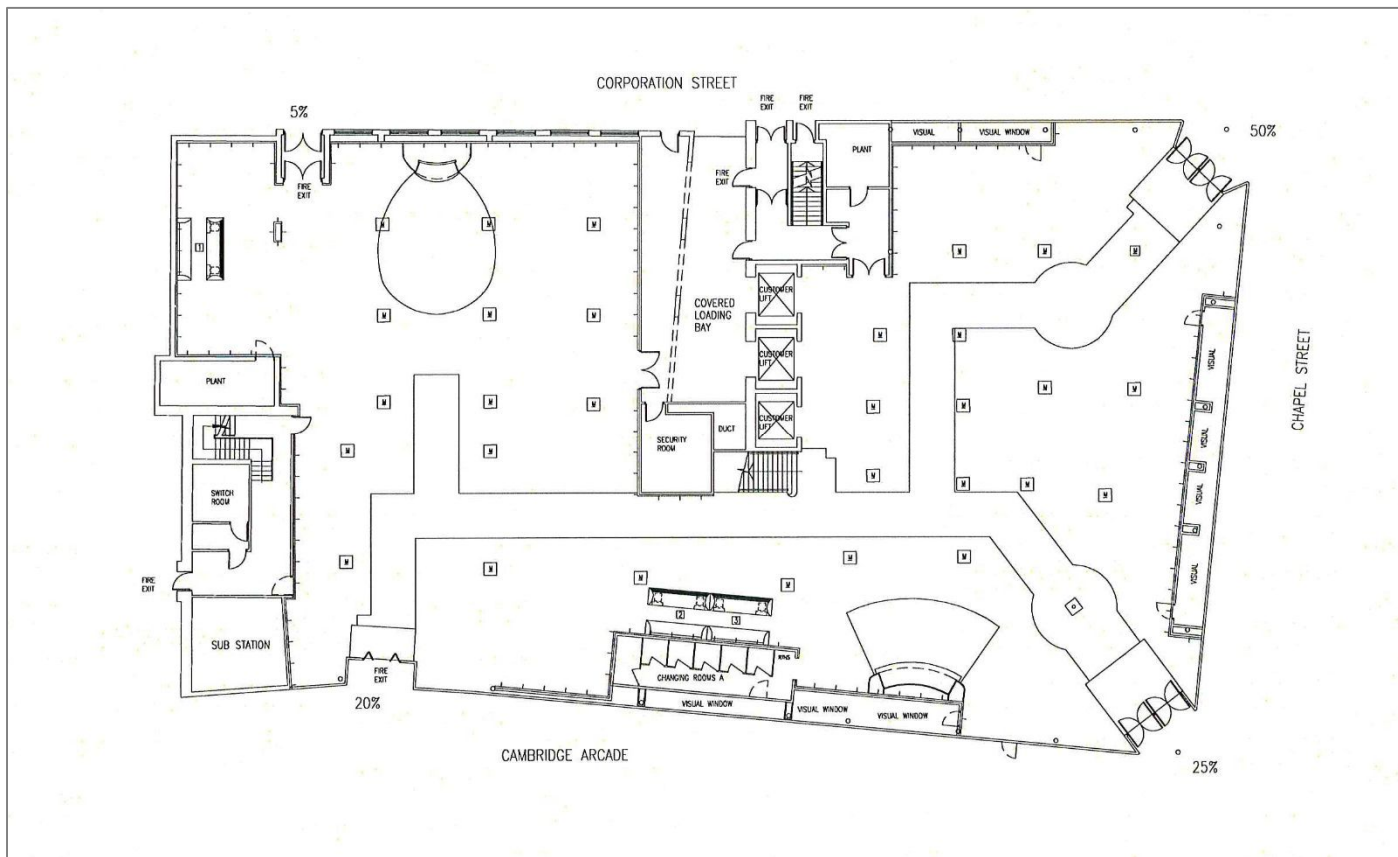
Strictly through the agent:

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Existing ground floor configuration



Potential frontage to Corporation Street