## SOUTHPORT

# 427 LORD STREET, PR9 0AG PRESTIGIOUS RESTAURANT/LEISURE PREMISES TO LET



- Unique Grade II Listed Wine Bar/Restaurant
- Situated in the heart of Lord Street
- Approximately 4,215 sq.ft. (391.58 sq.m.) at ground floor
- Available subject to vacant possession
- Join new occupiers Bistro Pierre and Patisserie Valerie



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### **427 LORD STREET**

#### LOCATION

The subject premises are prominently located on Lord Street with other operators in close proximity including **Jaeger**, **Trespass**, **Waterstones** and **Costa** as well as **Bistro Pierre** and **Patisserie Valerie**.

#### DESCRIPTION

The premises comprise a former banking hall and are currently arranged as a wine bar incorporating a mezzanine level. Internally, the premises have retained much of the resplendent original decoration and we understand the interior of the building is Grade II Listed.

#### ACCOMMODATION

We understand the property extends to the following Gross Internal Areas:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	387 m <sup>2</sup>	4,169 ft <sup>2</sup>
	22.54.2	
Ancillary	36.51 m <sup>2</sup>	393 ft <sup>2</sup>
Mezzanine	91.97 m <sup>2</sup>	990 ft <sup>2</sup>
Total	479.30 m²	5,159 ft <sup>2</sup>

#### **TENURE**

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

#### RENT

£80,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

#### **RATES**

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:

427 Lord Street Rateable Value 2017	£33,500
423/425 Lord Street Rateable Value 2017	£33,000

For Rates Payable information interested parties are advised to visit <a href="https://www.gov.uk/correct-your-business-rates">www.gov.uk/correct-your-business-rates</a>

Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority

#### **EPC**

The Energy Performance Asset Rating is Band D92
A full copy of the EPC is available at <a href="https://www.epcregister.com">www.epcregister.com</a>

#### **VAT**

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

#### **LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.

#### **VIEWING**

All arrangements to view the premises are strictly by prior arrangement with Mason Owen.

Contact Rob Markland Tel 0151 242 3146 Mobile 07798 576 808

Email <u>rob.markland@masonowen.com</u>

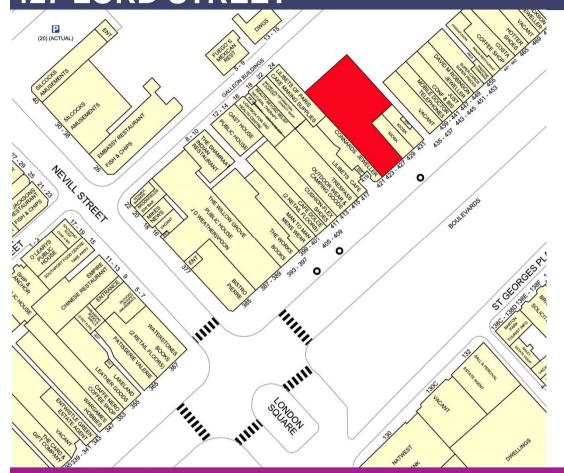


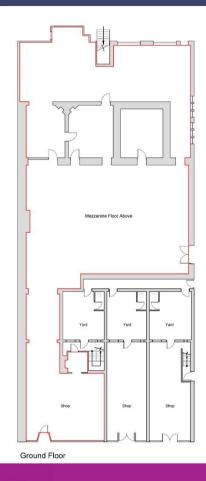
#### **Subject to Contract**

Details produced December 2017

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## **427 LORD STREET**





# mason owen

property consultants

# 0151 242 3000

Gladstone House, 11 Union Court, Liverpool L2 4UQ. F 0151 236 2569 E liverpool@masonowen.com www.masonowen.com

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