

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

**mason
owen**

property consultants

0151 242 3000

www.masonowen.com

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LOCATION

The subject premises are prominently located on Lord Street with other operators in close proximity including **Jaeger**, **Trespas**, **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 ²	4,169 ft ²
Ancillary	36.51 m ²	393 ft ²
Mezzanine	91.97 m ²	990 ft ²
Total	479.30 m²	5,159 ft²

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 www.gov.uk/correct-your-business-rates

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 www.epcregister.com

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
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Subject to Contract

Details produced December 2017

