

TO LET

427 Lord Street, Southport PR9 0AG

Ground Floor 4,169 sq.ft. (387 sq.m.)

RESTAURANT/ LEISURE PREMISES

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

- Unique Grade II Listed wine bar/restaurant
- Situated in the heart of Lord Street
- Available subject to vacant possession
- Prestigious restaurant/leisure premises
- Prominently located on Lord Street with other operators in close proximity including Trespass, Waterstones and Costa
- Join new occupiers Bistro Pierre and Luxury Furniture
- Comprises a former banking hall and 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

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Areas

Ground Floor	4,169 sq.ft. (387.00 sq.m.)
Ancillary	393 sq.ft. (36.51 sq.m.)
Mezzanine	990 sq.ft. (91.97 sq.m.)
Total	5,159 sq.ft. (479.30 sq.m.)

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

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

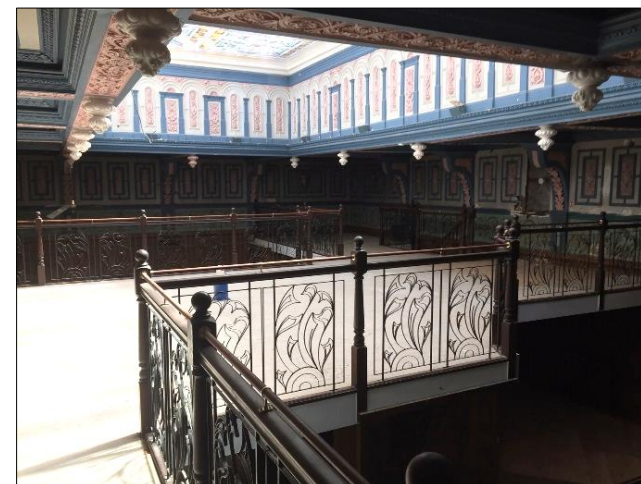
EPC

423/425 Lord Street - D92
427 Lord Street - TBC

Legal Costs

Each party to be responsible for their own legal costs.

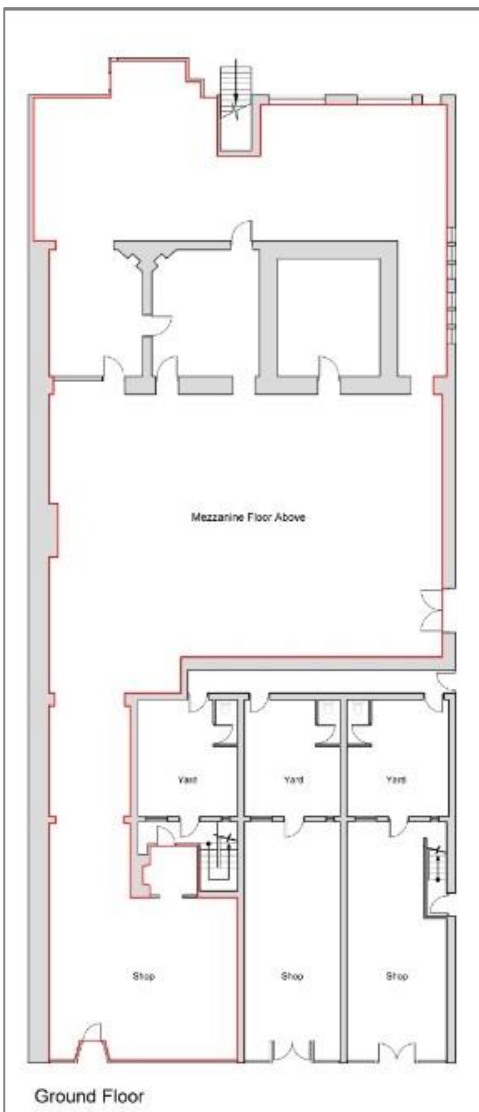
Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will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



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Viewing

Strictly through the agent:

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