

# SOUTHPORT (PR8 1AP)

## THE CLOISTERS, CORPORATION STREET

### SUBSTANTIAL PREMISES TO LET - MAY SELL



#### SITUATION/DESCRIPTION

The premises are centrally located on Corporation Street sandwiched between the prime retail areas of Chapel Street and Lord Street. Situated adjacent to Boots Chemist and close to other retailers such as **Marks & Spencer, WHSmith, Caffè Nero, Primark, HMV** and **River Island**.

These very attractive premises comprise substantial ground and first floor accommodation benefitting from rear access.

#### ACCOMMODATION

The premises provide the following approximate areas:-

ACCOMMODATION	METRIC	IMPERIAL
Unit 1 (ground floor)	267.1 m <sup>2</sup>	2,875 ft <sup>2</sup>
Unit 1 (first floor sales)	119.6 m <sup>2</sup>	1,287 ft <sup>2</sup>
Unit 2 (ground floor)	Lobby area (to be configured)	
Unit 2 (first floor)	138.7 m <sup>2</sup>	1493 ft <sup>2</sup>

**There is potential to combine both units.**

#### PLANNING

The premises currently benefit from A1 planning but would be suitable for a restaurant use subject to necessary consent.

#### TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### RENT

Unit 1	£60,000 per annum exclusive
Unit 2	£20,000 per annum exclusive

#### FREEHOLD

Freehold available, contact agent for further details.

#### RATES

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

UNIT 1	
Rateable Value	£34,500
Rates Payable 2016/2017	£17,146
UNIT 2	To be re-assessed

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

#### LEGAL COSTS

Each party will be responsible for their own legal costs.

#### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

#### VIEWING

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

Contact **Rob Markland**

Tel **0151 242 3146**

Mobile **07798 576 808**

Email [rob.markland@masonowen.com](mailto:rob.markland@masonowen.com)



**SUBJECT TO CONTRACT**

*Details produced January 2017*

**mason  
owen**

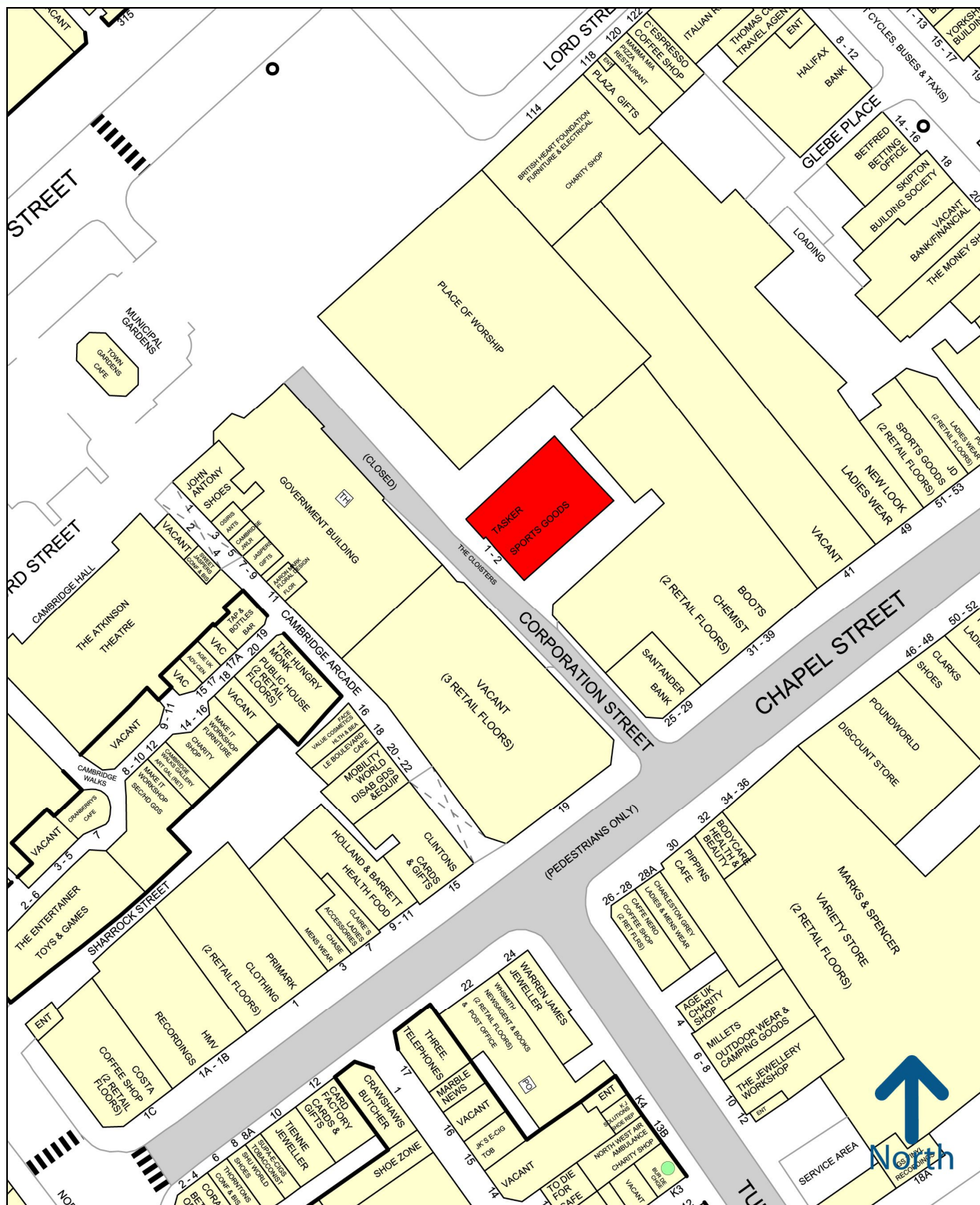
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