

# FORMER BHS, 19 CHAPEL STREET SOUTHPORT, PR8 1AE



## TO LET

- Retail and leisure units to let to be split/reconfigured
- Excellent catchment area, key location
- Prime pedestrianised location, less than 1 minute walk from Southport Train station
- Close to major multiples

### Chester

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## SOUTHPORT, PR8 1AE

### LOCATION

Southport is a Seaside town in Merseyside with a population of circa 90,000. Southport lies on the coast of the Irish Sea close and fringed by the Ribble Estuary. The town is 16.7 miles north of Liverpool and 14.8 miles south west of Preston, and is the most northern town within the Liverpool city region.

The accommodation is located in a prime position on Cheltenham Street and walking distance from Southport Train Station with multiple retailers nearby as follows:-

- Marks & Spencer
- TK Maxx
- Primark
- WH Smiths

The property can be more readily identified from the attached plan.

### DESCRIPTION

The property comprises a large Landmark building, former BHS property with ground, first, second, third and fourth retailing area. The ground floor is to be split into five retail units which will be available to let separately, and to the rear of the property there will be a public house / bar area to let. The remaining space includes: -

### ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT	AVAILABILITY	RENT
Unit 1	106	1,140	Available	£11,407 PAX
Unit 2	80	861	Let	
Unit 3	113	1216	Let	
Unit 4	116	1249	Available	£20,000 PAX
Unit 5	120	1292	Available	£27,000 PAX
Public House / Bar	523	5,629	Available	POA

Please see the plan below for reference.

### LEASE

The property is available on new flexible lease terms to be agreed, further details on application.

### RATES

Verbal enquiries of the local Authority indicate the property has not yet been separately assessed.

Interested parties are advised to contact the Local Rating Authority.

### SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### EPC

A full copy of the Energy Performance Certificate is available upon request from the agents.

### LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

### 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.

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### CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

### VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: Sept 20

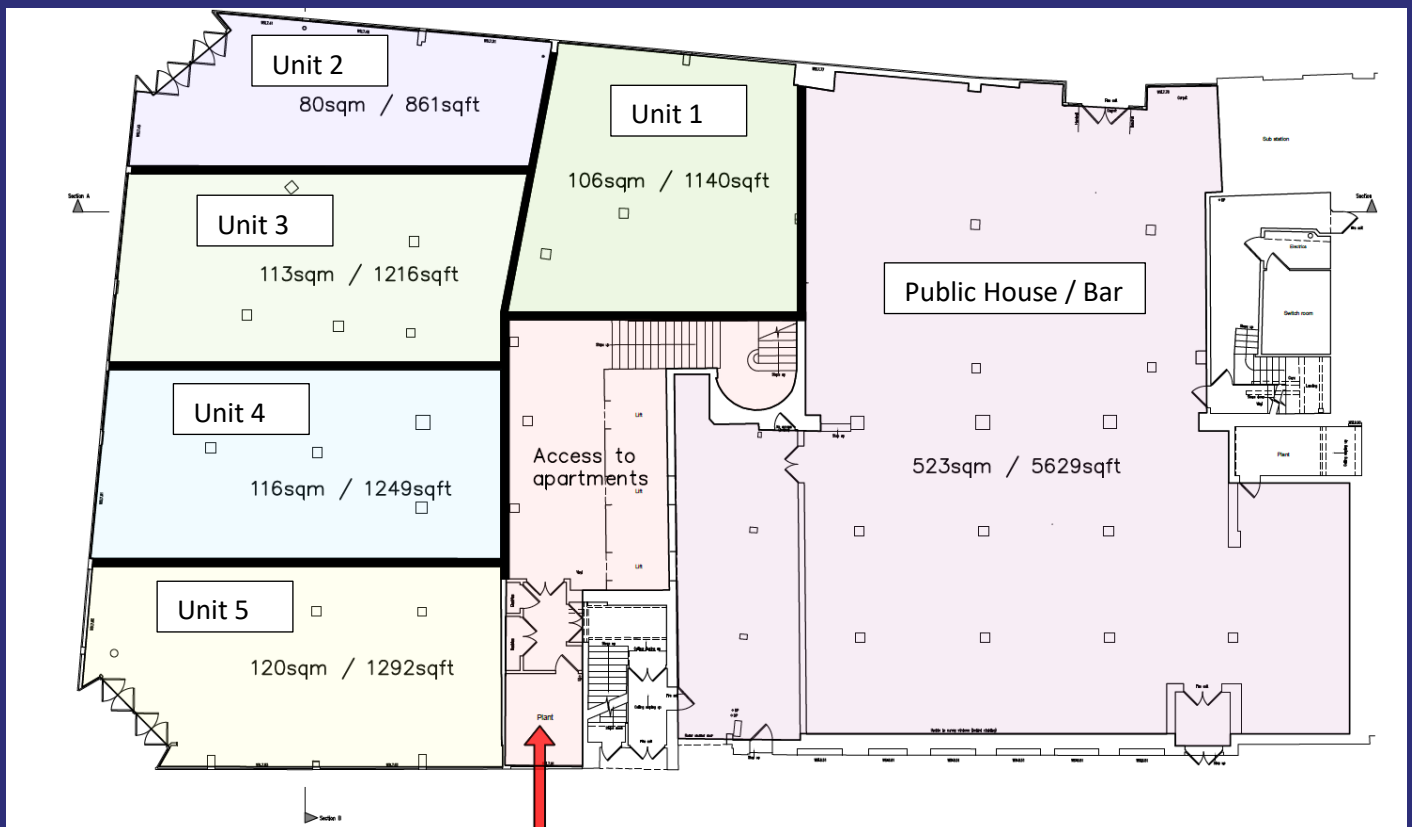
[robbie.clarke@bacommercial.com](mailto:robbie.clarke@bacommercial.com)

07741 320 910

### PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

**SUBJECT TO CONTRACT**





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## SOUTHPORT, PR8 1AE

### Bar / Leisure Unit



#### IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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