



TO LET/MAY SELL

31 Eastbank Street,
Southport, Lancashire, PR8
1DY

- Two Storey Retail Premises
- Total Ground Floor Area: 94.9 sq.m (1,021 sq.ft)
- Well Established Commercial Frontage Location
- Situated Within Southport Town Centre

TO LET

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Location

The premises are situated fronting onto Eastbank Street (A570) close to its junction with Chapel Street within Southport Town Centre. The immediate surrounding area consists of a number of local traders and national multiples including T K Maxx, Ladbrokes, Specsavers, Brighthouse, KFC, Superdrug and Costa Coffee to name but a few.

The Property

The property consists of an end terraced two storey commercial building with ground floor retail sales accommodation and ancillary storage, kitchen and WC facilities to the first floor. Internally the property comprises of front retail sales area with rear storage together with additional ancillary storage accommodation, office, kitchenette and WC facilities to the first floor. The premises currently benefits from timber laminate floors, suspended ceilings incorporating recessed lighting, aluminum framed single glazed frontage, security alarm system and electric wall mounted heaters.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:-

Ground Floor Net Internal Area: 94.9 sq.m (1,021 sq.ft)

First Floor Net Internal Area: 50.1 sq.m (539 sq.ft)

EPC

The premises has an EPC rating of D96.

Rates/Planning

We understand through internet enquiries that the property has a rateable value of £24,500.

The Uniform Business Rate for 2018/19 is 48.0p (or 49.3p above £18,000) This firm gives no warranty that the values supplied and the sums of money expressed as being payable or accurate and would strongly recommend that prospective lessees rely upon their own enquiries with the Local Rating Authority to verify the rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief which may reduce or increase the rating liability.

Interested parties should make their own enquiry of Sefton Council's Rating Department on 0151 934 4360 or www.voa.gov.uk/business-rates.

Tenure

The premises are available to let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

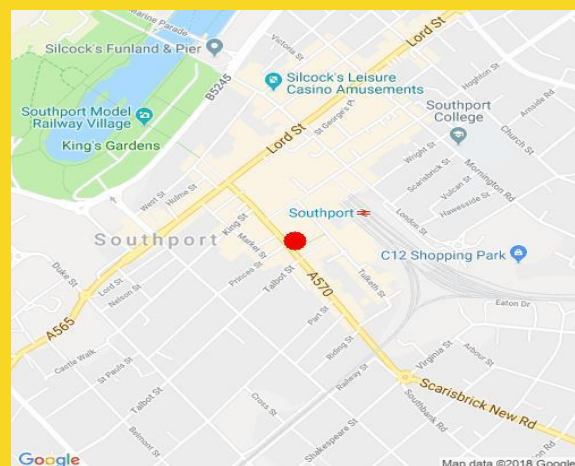
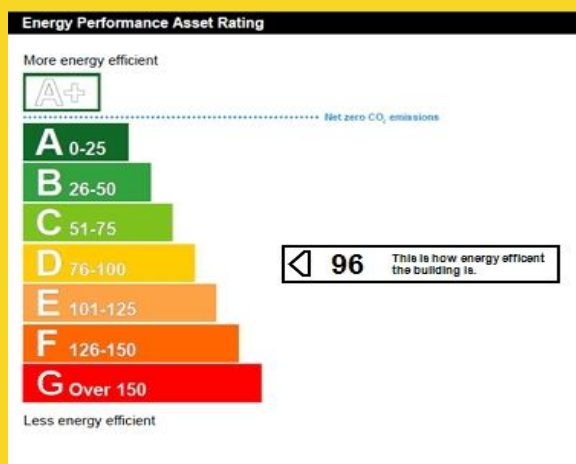
Rent/ Sale Price

£18,000 per annum exclusive of business rates, insurance, VAT and all other outgoings.

Alternatively, the premises has a sale price is available upon application.

Viewings

Strictly by appointment via sole agents SK Real Estates (Liverpool) Ltd – Tel:0151 207 9339 Contact: Tom Pearson tom.pearson@skrealestate.co.uk



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