

RETAIL/OFFICE - TO LET

6-6A LONDON STREET, SOUTHPORT, PR9 0UE



LOCATION & DESCRIPTION

A popular and busy thoroughfare between prime retail pitches of Chapel Street and Lord Street occupied by a number of national and independent retailers, banks, building societies, bookmakers. A former travel agents providing rectangular sales accommodation at ground floor benefitting from a rear service access approached off London Street via Glebe Place. 1st and 2nd floor office accommodation separately accessed off London Street.

ACCOMMODATION

Self contained retail accommodation at ground floor which could be occupied separately or in conjunction with the 1st and 2nd floor office accommodation. Ground floor area benefits from fully glazed shop front, suspended ceiling, rear staff area and service access approached off London Street.

Self contained 1st and 2nd floor office accommodation approached from London Street benefitting from good natural light, clear floor plates, recent décor and carpeting and heating through water filled radiators.

FLOOR AREAS

Ground Floor Sales	51 sqm	549 sqft
Ground Floor Rear store/staff	10.13 sqm	109 sqft
First Floor Office	49.5 sqm	532 sqft
Second Floor Office	53.35 sqm	574 sqft

The above areas exclude circulation space, toilet and staff accommodation.

LEASE

A new lease is available drafted on tenant's internal repairing and fully recoverable terms by way of a service charge for a period of 5 or more years.

RENT

Retail premises: £16,000 (Sixteen Thousand Pounds) per annum exclusive service Charge and Uniform Business Rates and VAT.

Office accommodation: £5,000 (Five Thousand Pounds) per annum exclusive of service Charge and Uniform Business Rates and VAT.

BUSINESS RATES

Ground floor premises have been assessed as at the 1st April 2017:

Ground Floor Retail: £11,500

First & Second Floor Offices: £5,400

The Rateable Values are at a level at which qualifying occupiers will benefit from Small Business Rate Relief. Interested parties should make their own enquiries with Sefton Metropolitan Borough Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Sean Collins-Jones, Hitchcock Wright & Partners. Ref: JCB/SCJ.

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Subject to Contract
Details Prepared June 2017

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