

# TO LET

## 47 OVINGTON DRIVE

### SOUTHPORT, PR8 6JW



### LOCATION & DESCRIPTION

A retail parade anchored by a Spar Convenience Store adjacent to the Pageant Public House within the Kew residential estate approached off Town Lane, opposite Southport & Formby District General Hospital and close to Kew Retail Park, Tesco. Land off Town Lane is currently being developed for a programme of residential development which will significantly increase the number of households in this area.

### ACCOMMODATION

Ground floor premises internally sub divided with lightweight partitions behind a fully glazed shop front ready for occupation subject to ingoing tenants fit out. Connected to gas, electricity and water, the premises have a central heating system which will probably require overhaul.

|                         |            |           |
|-------------------------|------------|-----------|
| Ground Floor Gross Area | 65 sq m    | 700 sq ft |
| Ground Floor Net Area   | 58.83 sq m | 634 sq ft |

All measurements are approximate and have been made in accordance with RICS Code of Measuring Practice.

### LEASE

A new lease is available on tenants full repairing and insuring terms for a period of 10 or 15 years, with 5 yearly rent reviews.

### RENT

£7,500 per annum exclusive.

### BUSINESS RATES

The rateable value with effect from April 2017 has been assessed at £4,200. At this level and for qualifying tenants obtaining small business relief rates payable will be nil. Parties should make their own enquiries with Sefton Borough Council.

### EPC

EPC Certificate reference number: TBC

Energy Performance Asset Rating: TBC

### 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.  
Tel. No. (0151) 227 3400  
Fax. No. (0151) 227 3010  
E-mail: johnbarker@hwandp.co.uk  
seancollins-jones@hwandp.co.uk

Subject to Contract  
Details Prepared February 2017

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

Hitchcock

Wright

CHARTERED SURVEYORS & Partners

0151 227 3400

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

