

SOUTHPORT

CHAPEL STREET, PR8 1BZ

LARGE FIRST FLOOR – TO LET

WITH PROMINENT ENTRANCE
 IN PRIME RETAIL LOCATION.

Location

Southport is an attractive coastal resort town serving an urban area population of approximately 91,400, increasing to over 108,800 within 10km and 558,440 within 20km.

The property occupies a very strong and dominant position in the town centre with access fronting pedestrianised Chapel Street, Southport's 100% prime retailing pitch. The entrance is between M&S and Bargain Buys and directly opposite Boots. Other nearby occupiers include Clarks, River Island, WH Smith and JD sports.

The property is in close proximity to Southport Train Station and London Street Car Park.

Accommodation

The premises provide a large first floor open plan space with an entrance area on the ground floor. The unit provides the following approximate areas and dimensions:-

Ground Floor	645 sq ft	59.95 sq m
First Floor	6,430 sq ft	597.38 sq m

The first floor ceiling height is approximately 3.65m

Terms

The property is available by way of a new full repairing and insuring lease.

Rent upon application.

Business Rates

To be assessed.

Interested parties are advised to make their own enquiries on 0151 934 4360



Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Use / Planning

The property could be suitable for a variety of uses and ideal for leisure operators.

Potential purchasers are advised to make their own enquiries to Sefton Council;

Viewing

By appointment through the agents, Peter Rowe of Emanuel Oliver on 0161 711 0833
peter@emanueloliver.com.