

SOUTHPORT

42 LONDON STREET, PR9 0TJ

TO LET

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 subject property is adjacent to the entrance to Southport Railway Station and the main town centre NCP car park (430 spaces). Southport station is the 124th busiest of 2,566 stations in the UK with over 4.2m entries and exits in 2019.

The property occupies a strong and dominant corner position in the town centre fronting London Street, which is located in close proximity to Chapel Street, Southport's 100% prime retailing pitch. Nearby national multiple retailers include Wilko's, Marks & Spencer, Primark, Boots, River Island, and JD Sports.

Accommodation

The premises are arranged over ground and first floor with the following approximate areas and dimensions:-

Ground Floor	624 sq ft	57.97 sq m
First Floor	645 sq ft	59.92 sq m

The premises benefit from having rear and off road servicing via the service yard at first floor level.

Terms

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

Rent - £20,000 pax

Business Rates

Verbal enquiries to Sefton Council confirm the property is assessed as follows:

- Rateable Value £12,500
- Rates Payable (2020/21) £6,238
- Rates Payable with Small Business Rates Relief - £1,040

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.

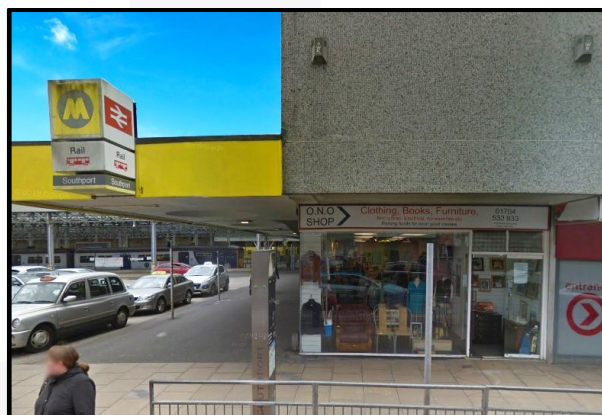
Planning

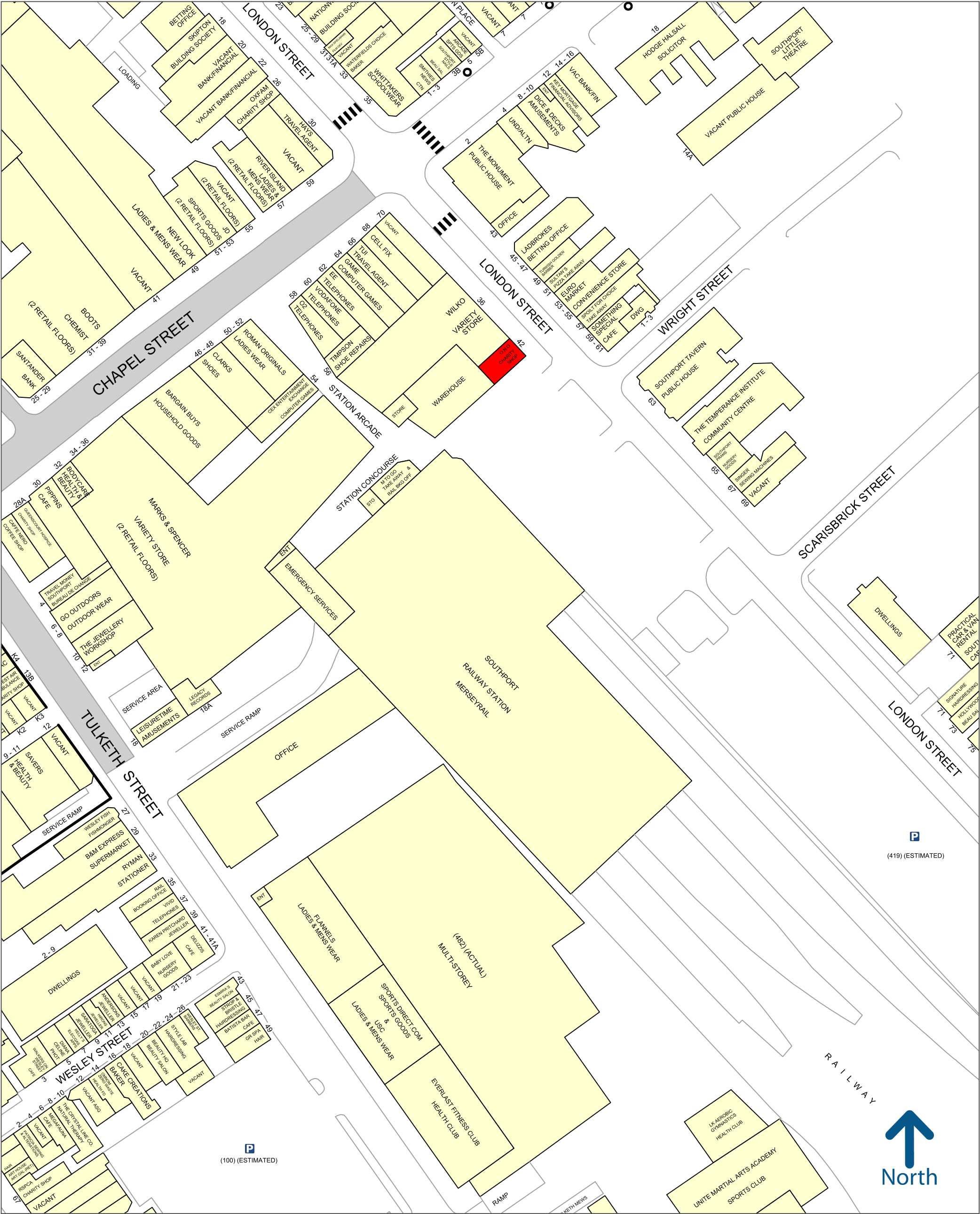
Currently the unit has Class E planning consent but alternative uses will be considered.

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.





50 metres

Experian Goad Plan Created: 19/11/2020
Created By: Emanuel Oliver Ltd



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