

# SOUTHPORT

## 64 CHAPEL STREET, PR8 1BZ

### 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 Southport Railway Station (124<sup>th</sup> busiest of 2,566 stations in the UK with over 4.2m entries and exits in 2019).

The property occupies a very strong and dominant position in the town centre fronting pedestrianised Chapel Street, Southport's 100% prime retailing pitch. National multiple retailers on Chapel Street include Marks & Spencer, Primark, Boots, River Island, WH Smith, JD Sports and Costa Coffee.

#### Accommodation

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

Ground Floor	1,304 sq ft	121.14 sq m
First Floor	1,034 sq ft	96.06 sq m

#### Terms

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

Rent - £45,000 pax

#### Business Rates

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

Rateable Value £34,750  
 Rates Payable (2020/21) £17,340

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.

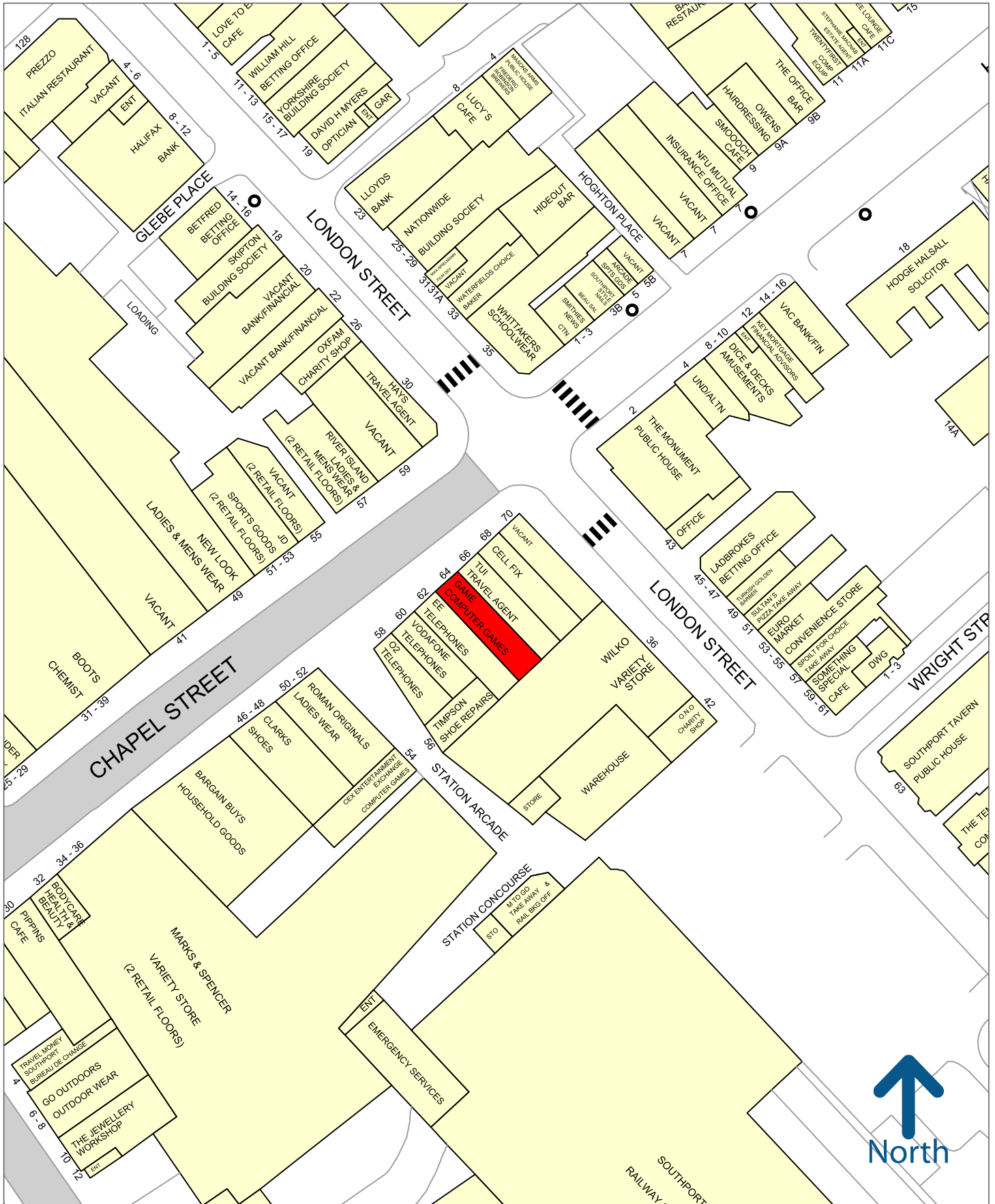
#### Planning

Currently the unit has A1 planning consent. 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](mailto:peter@emanueloliver.com).





50 metres

Experian Goad Plan Created: 09/11/2020  
Created By: Emanuel Oliver Ltd



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