

Year 1 Rent £25,000 pax



- Prosperous coastal resort
- 108,000 people within 10km of centre
- Over 558,000 people within 20km
- Prime retail pitch
- Well-proportioned ground floor retail area
- Fully fitted café bar
- A3 Planning

TO LET

**SUBSTANTIAL
RETAIL PREMISES**

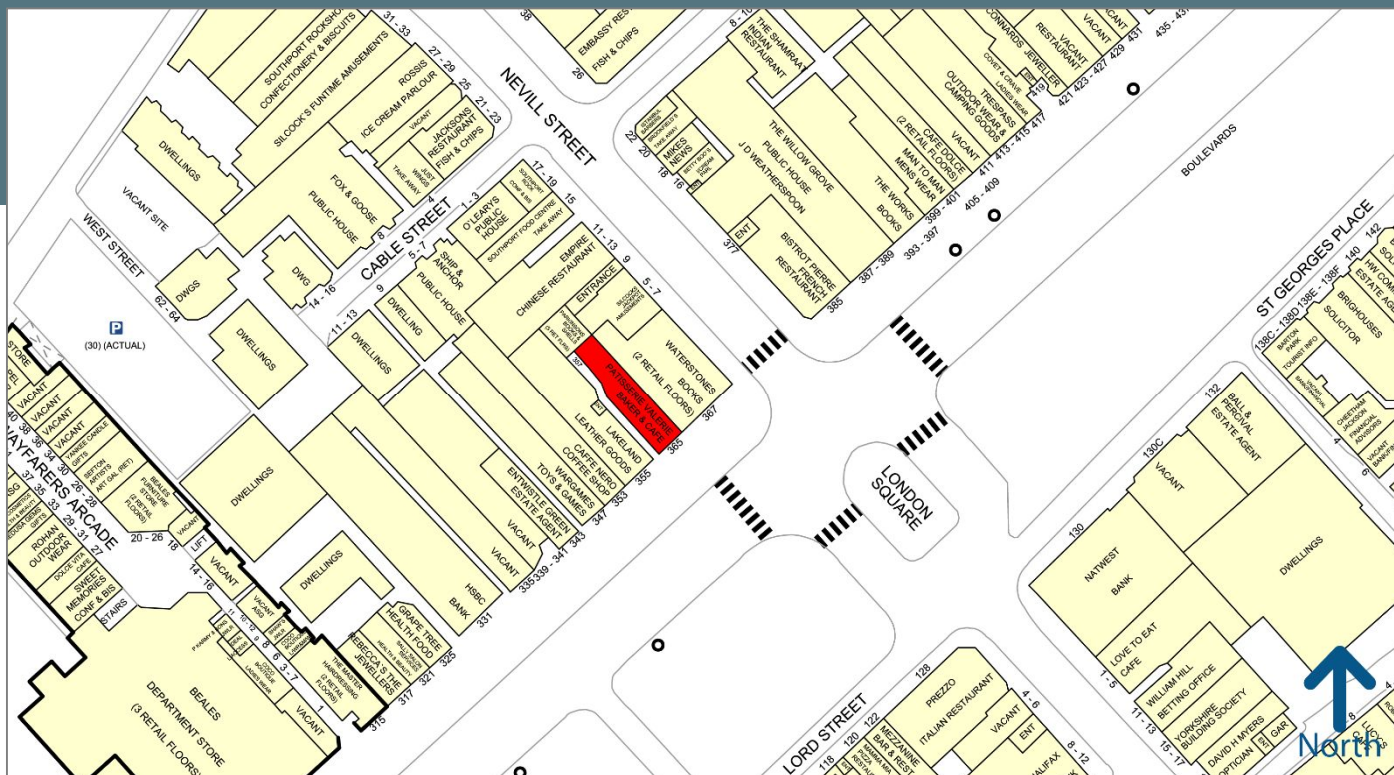
365 Lord Street, Southport, PR8 1NH
Ground Floor 1,213 sq.ft. (112.70 sq.m.)

**A3 CONSENT
FULLY FITTED RESTAURANT PREMISES**

**mason
owen**

Call now 0151 242 3000
www.masonowen.com

365 Lord Street
 Southport
 PR8 1NH



Areas

Ground Floor 1,213 sq.ft. 112.70 sq.m.
 Internal Width 20'09" 6.32m

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£25,000 pax Year 1
 £35,000 pax thereafter

All rents are per annum exclusive of Rates, VAT, Service Charge and all other outgoings thereafter.

Rates

Rateable Value £34,750

EPC

C62

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

Rob Markland

t. 0151 242 3146

m. 07798 576 808

e. rob.markland@masonowen.com