



TO LET

**RETAIL
PREMISES**

20/22 Cambridge Arcade, Southport PR8 1AS

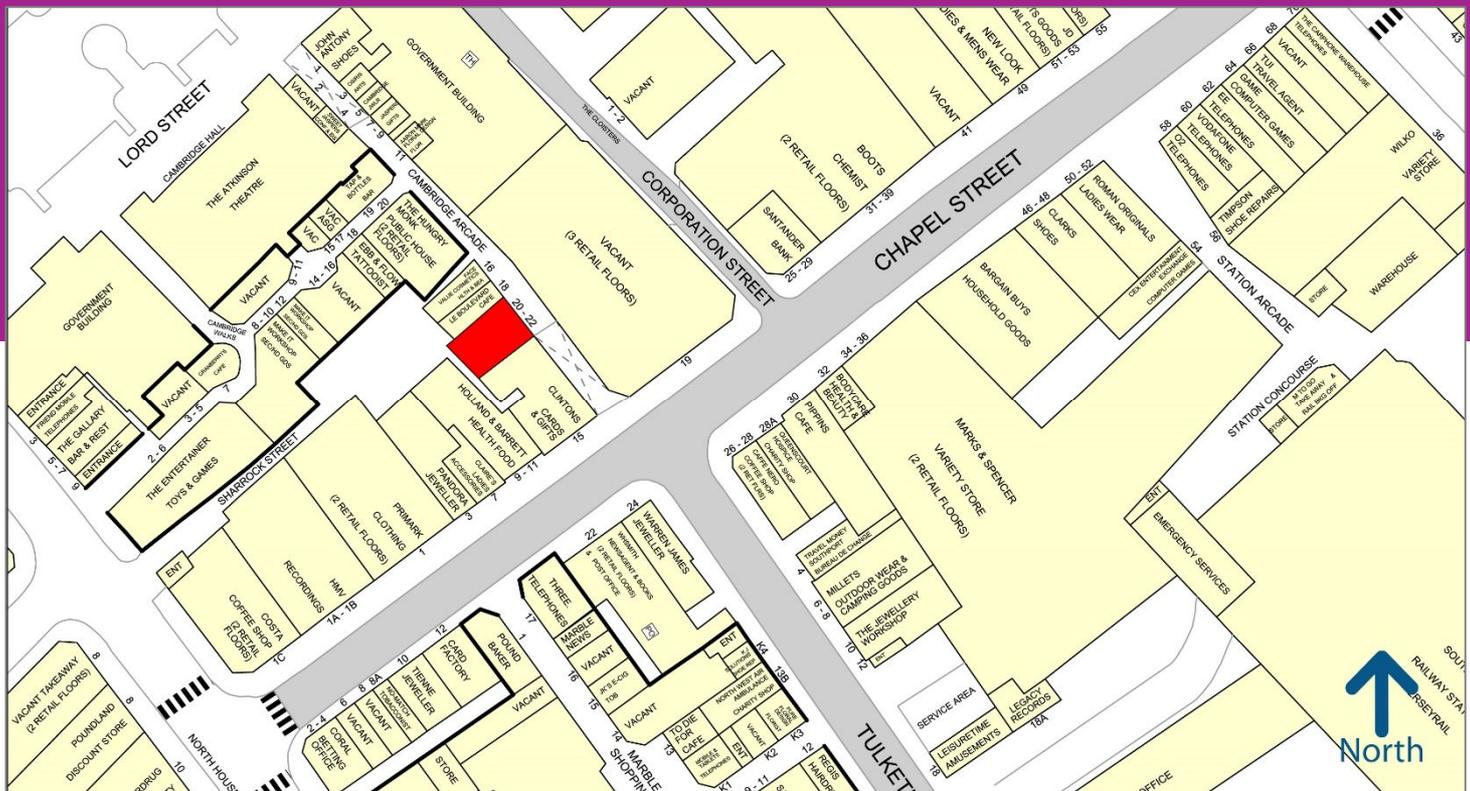
- Prosperous coastal resort situated midway between Preston and Liverpool
- Resident population of 91,000 people
- Substantial catchment
- Major tourist destination
- Centrally located in Cambridge Arcade, a popular retail area between the prime retail areas of Chapel Street and Lord Street
- Adjacent to Clintons Cards and the Boulevard Café
- Other retailers in very close proximity include Marks & Spencer, WHSmith, Caffè Nero, Primark and the Atkinson Theatre

**mason
owen...**

property consultants

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www.masonowen.com

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Areas

Ground Floor	938 sq.ft. (87.20 sq.m.)
First Floor	889 sq.ft. (82.60 sq.m.)
Gross Frontage	34'04" (10.45 m)
Internal Width	28'04" (8.63 m)
Shop Depth	36'07" (11.15 m)

Tenure

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

Rent

£15,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Planning

The premises currently benefit from A1 planning permission, but would be suitable for a number of uses subject to the necessary consent.

Rates

20 Cambridge Arcade - Rateable Value £5,300
22 Cambridge Arcade - Rateable Value £5,900

EPC

E114

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:

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