

# To Let

Upon instruction of a private client

**LANDWOOD  
GROUP**



**TO LET** – Retail Unit, 16-20 Eastbank Street, Southport, PR8 1DT

## Ground floor retail 260.29 sq m (2,802 sq ft)

- Well established retail street in Southport Town Centre.
- Former Brighthouse unit providing ground and first floor accommodation.
- Occupiers in immediate vicinity include TK Max, Costa Coffee and Subway.
- Suitable for a variety of uses, subject to planning consent.

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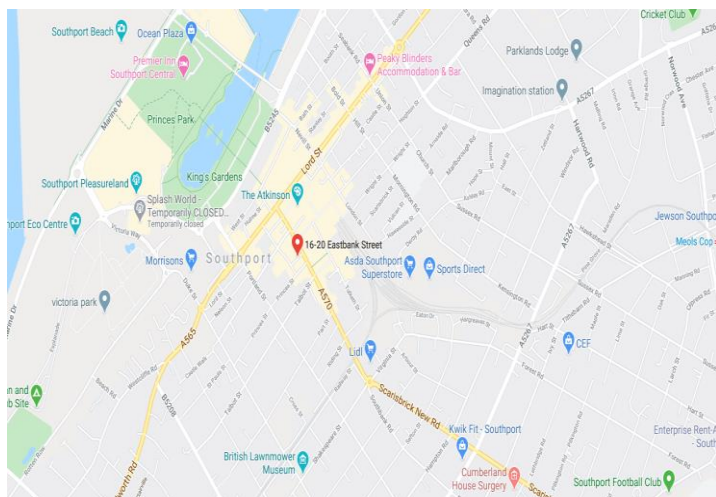
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**Date Particulars – June 2020**

## Location

The property is positioned at the junction of (A565) Eastbank Street and Queen Anne Street close to the (A570) Lord Street and Chapel Street with the latter the prime pedestrian retail area for Southport.

The immediate surrounding area consists of local and national occupiers to include TK Max, Costa Coffee, KFC and subway.



## Description

The subject provides a ground and part first floor retail unit located in the three storey end terrace building known as Queen Anne House.

Internally, from Eastbank Street the unit comprises a main sales area, rear storage, and office with the first floor having storage area, staff facilities and WCs. The finish is a mix of vinyl and raised carpeted floor, plastered/painted walls and suspended ceiling incorporating recessed lighting. It benefits from air conditioning to the office and main sales area.

Externally, to the rear is a shared tarmac area with access to Queen Anne Street.

## Accommodation

In accordance with the IPMS 3-Retail and RICS Code of Measuring Practice, Sixth Edition. We calculate the net internal area to be as follows: -

Ground floor	260.29 (2,802 sq. ft)
First Floor	91.14 (981 sq. ft)
<b>Total</b>	<b>351.43 (3,783 sq. ft)</b>

## Planning

We understand the property has planning consent for Class A1 use but would be suitable for a number of alternative uses subject to planning consent.

We would recommend that you check the planning position with Sefton Council's Planning Department.

## Rates

We understand through website enquiries that the property has a rateable value of £55,500.

The uniform business rate for 2020/21 is 51.2 p with all small business rates below £18,000 (outside of London) being 49.9p.

## VAT

The rental figure quoted is exclusive of VAT which is applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Tenure

The premises are available by way of effective full repairing and insuring lease, for a term to be agreed.

## Rent

£35,000 per annum exclusive of all other outgoings VAT, utilities and business rates.

We are advised that the unit is subject to a service charge with the details available upon request.

## EPC

Available on request.

## Viewings

Strictly by appointment.

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