

GVA

To Let

For further information
please contact:

Jennifer Mallon
T: 0151 471 6714
jennifer.mallon@avisonyoung.com

Subject to Contract

3 Liverpool Road, Birkdale, Southport PR8 4AT



Description

The subject property is situated on Liverpool Road, Birkdale.

The property was most recently utilised as a bank and extends over basement and ground floor. Nearby occupiers include Majestic Wine, McColl's and Costa Coffee.

Accommodation

The property provides the following approximate floor areas:

Floor Areas	Sq m	Sq ft
Basement	18.6	200
Ground Floor	115.8	1,246
Total	134.4	1,447

Tenure

Leasehold.

Guide Price

The premises are held by way of an existing lease at a passing rent of £12,500 pa, expiring 23/06/2027.

Business Rates

Rateable Value: £17,500

UBR: 48.8p

Interested parties should make their own enquiries with the Local Authority.

Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT, if applicable will be charged at the standard rate.

08449 02 03 04
avisonyoung.co.uk/retail

3-5 Liverpool Road, Southport

Ground



Ordnance Survey

© Crown Copyright. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250

This map was created with Promap

Avison Young

No.4 St Pauls Square, Old Hall Street, Liverpool, L3 9SJ

Avison Young is a trading name of GVA Grimley Limited. © 2018 GVA

November 2018

Our Offices

Birmingham

Bristol

Cardiff

Dublin

Edinburgh

Glasgow

Leeds

Liverpool

London

Manchester

Newcastle

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

(3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

(4) All prices quoted are exclusive of VAT.

(5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.