

To Let

5,614 sq ft (521 sq m)

59 Chapel Street, Southport, PR8 1AL



www.alamy.com - HF04HX

Location:

The unit occupies a prime location on the fully pedestrianised Chapel Street opposite Southport Train Station. It is close to other major high street occupiers including Marks & Spencer, Boots, New Look, JD Sports, River Island, Game & Vodafone amongst others.

Description:

A modern purpose built property with well configured sales accommodation behind a glazed shop front with first floor potential to provide additional sales accommodation. There is rear loading via a service yard.

Floor Area:

| | Sq Ft | Sq M |
|--------------------|---------------------|---------------------|
| Ground Floor Sales | 2,966 | 275.5 |
| First Floor | 2,648 | 246 |
| Total | <u>5,614</u> | <u>521.5</u> |

Lease:

A new full repairing and insuring lease is available for a term to be agreed of 10 years or multiples of 5 thereafter.

Rental:

£49,500 per annum exclusive, subject to 5 yearly upward only rent reviews.



David Colvin

t: 0151 242 1083

e: dcolvin@matthews-goodman.co.uk

Chris Hennessy

t: 0151 242 8966

e: chennessy@matthews-goodman.co.uk

Liz Atherton

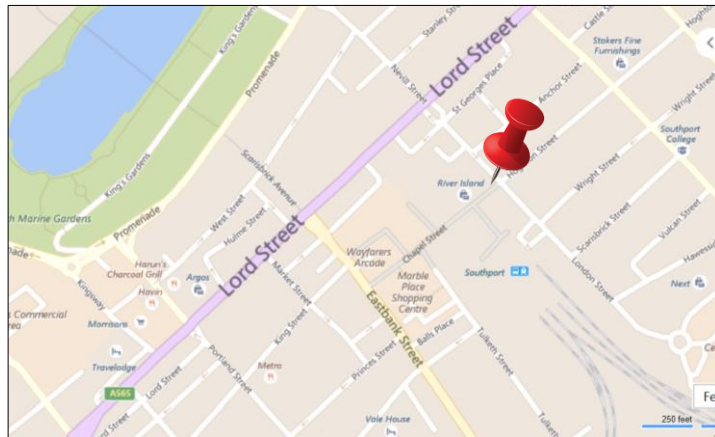
t: 0151 242 1098

e: latherton@matthews-goodman.co.uk

To Let

5,614 sq ft (521 sq m)

59 Chapel Street, Southport, PR8 1AL



Business Rates:

Rateable Value of £79,500 as at April 2017.

Further information can be obtained from the commercial rates department of Sefton Borough Council on 0151 934 4360.

EPC:

EPC Rating: D 77 (copy available on request).

VAT:

All rentals quoted are inclusive of VAT.

Contact and Viewing Arrangements:

Matthews & Goodman LLP
3rd Floor, Helix
Edmund Street
Liverpool
L3 9NY

Chris Hennessy
T: 0151 242 8966
M: 07768 648 186
e: chennessy@matthews-goodman.co.uk

Hitchcock Wright & Partners
Castle Chamber
43 Castle Street
Liverpool
L2 9SH

John Barker or Sean Collins-Jones
T: 0151 227 3400
e: johnbarker@hwandp.co.uk
e: seancollins-jones@hwandp.co.uk



DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) All floor areas have been measured and calculated in accordance with the RICS property measurement (incorporating IPMS) 1st Edition, May 2015, Office space has been measured to IPMS 3 - Office, unless otherwise stated. 7) Date of Publication: June 2017