



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

PRIME SHOP UNIT TO LET/ MAY SELL

**281-283 LORD
STREET
SOUTHPORT**



LOCATION

Southport, which is situated 16 miles to the north of Liverpool and 15 miles to the west of Preston, has a resident population of some 90,000 people.

The premises occupy a prime location on Lord Street immediately adjacent to Next with other occupiers close by including Broadbents & Boothroyds Department Store, H Samuel and Barclays Bank.

ACCOMMODATION

The premises are arranged on the ground floor only and provide the following approximate dimensions and floor areas:-

Description		
Gross Frontage	22' 0"	6.70 m
Internal Width	20' 7"	6.27 m
Ground Floor Sales	2,310 sq ft	214.60 sq m

Subject to Contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Omnia One,
125 Queen Street,
Sheffield S1 2DU

m: 07798 523461
t: 0114 279 2852
e: paul@paul-lancaster.co.uk

www.paul-lancaster.co.uk



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LEASE

The premises are available by way of a new, effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

Offers are invited in the region of £60,000 (Sixty Thousand Pounds) per annum exclusive.

VAT

The property is elected for VAT.

RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Shop and Offices
Rateable Value	£55,000
UBR (2016/2017)	50.3p

COSTS

Each party is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through Paul Lancaster Commercial Property Consultant.

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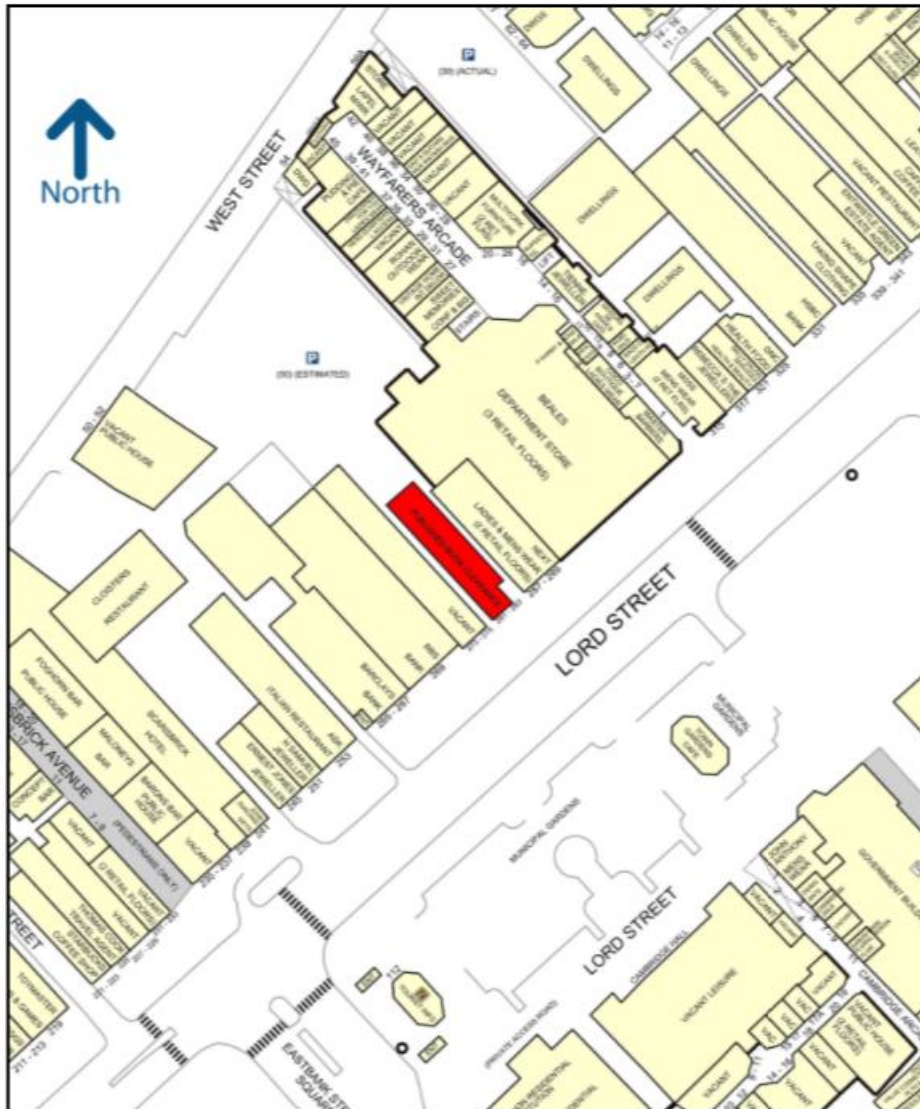


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Southport



Experian Goad Plan Created: 11/02/2014
Created By: Paul Lancaster CPC

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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