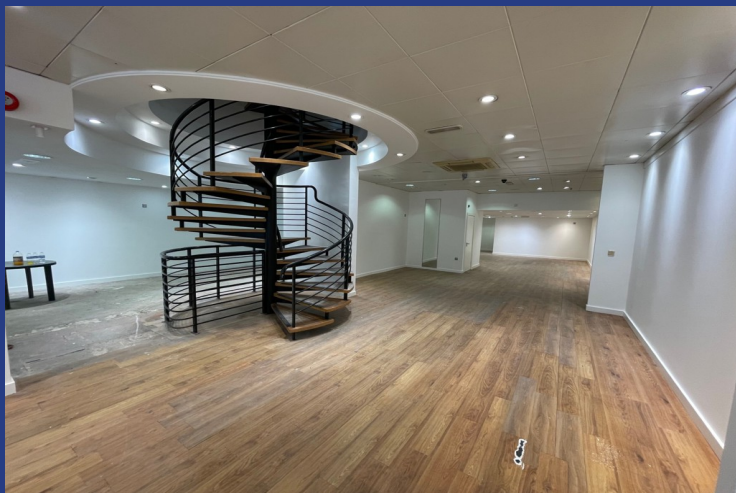


# FOR SALE / MAY LET

Large Town Centre Retail Premises  
4,349 Sq Ft



287/291 LORD STREET, SOUTHPORT, MERSEYSIDE, PR8  
1NY

- Substantial retail premises
- Flexible and competitive terms
- Prominent location



## 287/291 LORD STREET, SOUTHPORT, MERSEYSIDE, PR8 1NY

### Location

The premises are located fronting Lord Street immediately adjacent to the former Beales department store in an established retailing location, in the centre of Southport.

Neighbouring businesses include banks, restaurants, local, regional and national retailers.

### Description

The premises comprise a two-storey mid terrace retail premises constructed in brick with 'mock Tudor' frontage with a pitched tile roof supported on timber roof trusses.

The accommodation has been laid out to provide both ground floor and first floor sales areas, together with ancillary storage.

The internal specification is typical of a high street clothing retailer with timber/laminate and carpet floors.

### Accommodation

We have calculated the net internal area to be as follows:

Ground Floor Sales 2,177 sq.ft  
Storage 291 sq.ft  
First Floor Sales 1,080 sq.ft  
Storage 801 sq.ft

Total 4,349 sq.ft

### Tenure

Understood to be freehold.

### Lease Terms

The property is available by way of a new full repairing and insuring lease for a minimum period of 5 years.

The tenant will be responsible for the cost of occupation to include business, water rates, electricity and gas.

A rental deposit equating to a minimum of 3 months rental will be held for the duration of the tenancy.

### Rating

The property has a rateable value with effect from 1st April 2023 of £34,500, with rates payable expected to be in the region of £17,215.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

VAT is applicable to the figures quoted in these particulars

### Services

It is understood that all mains services are available to the premises.

### EPC

An EPC is available on request

### Planning

Retail uses will be permitted

### Additional Information

Tenants should have a minimum 3 years trading history

### Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

### Additional Information

#### Price

£395,000

#### Rent

£39,500

#### Viewing

Strictly via sole agents, Taylor Weaver  
Neil Weaver MRICS  
01254 699 030

[neil@taylorweaver.co.uk](mailto:neil@taylorweaver.co.uk)

