



35a Liverpool Road, Southport, PR8 4AG

£8,000 Per Annum

COMMERCIAL UNIT TO LET A ground floor retail unit situated in the heart of Birkdale Village, this vibrant High Street location with good passing trade, nestled between a host of local independent retailers, wine bars and bistros. Approximate gross internal area of 27.11 square metres (c.292 square feet) which includes a storage area and WC. The property is available immediately.

Lease Terms:

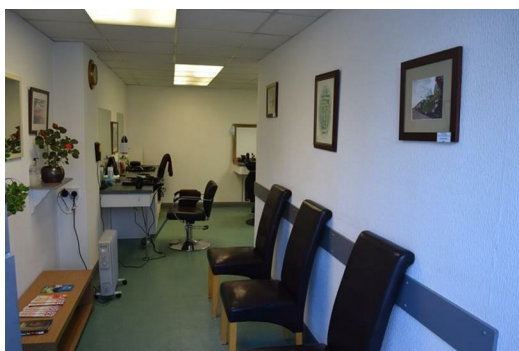
A ground floor retail unit offered on an initial 6 year full repairing and insuring lease, with a Rent Review in year 3.

Rent - £8,000 plus building insurance (reimbursed to Landlord)

3 month refundable deposit to be taken

Contribution of £1500.00+VAT for Landlord solicitors fees

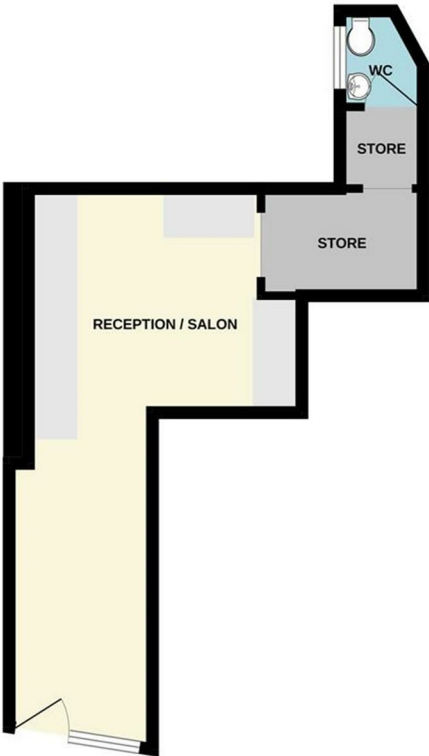
Rateable value (from 1 April 2023) £4,450



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 291 sq.ft. (27.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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