



FOR SALE/ TO LET

Available by way of assignment/sublease

130C Lord Street
Southport
PR9 0AA

Location

The property is situated in a prominent position in this busy coastal resort close to occupiers including Prezzo (restaurant), NatWest Bank and Sainsbury's. The property comprises the ground floor and basement of a Grade II listed building which has residential accommodation above and to the rear.

Accommodation

Ground Floor - 225.4 sq m (2,426 sq ft).
Basement - 112.38 sq m (1,210 sq ft) - staff, storage and WC facilities

Rating

We understand that the premises are currently entered into the Valuation List at RV £50,000. The current Uniform Business rate is at £0.493. The current rates payable for 2015/2016 are therefore £24,650. Interested parties should verify this information by contacting the Rating Authority direct.

Tenure

The property is held by way of an effectively full repairing and insuring lease subject to a Schedule of Condition which is to expire on 5 October 2018. The current annual rent payable is £44,000 per annum exclusive. The premises are available by way of either an assignment of the current interest until lease expiry or alternatively there may be consideration given to a subletting until expiry of the term.

Legal Costs

Each party is to bear their own legal costs incurred in documenting any assignment or sublease.

Energy Performance

EPC Rating D: 88

VAT

All figures within these terms are exclusive of VAT where chargeable.

Viewing

Strictly via sole agents BNP Paribas Real Estate.

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Subject to Contract – February 2016





Southport



Experian Goad Plan Created: 09/04/2014
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