

SOUTHPORT

55 CHAPEL STREET

PRIME SHOP UNIT TO LET

With the benefit of First Floor Sales

LOCATION

The property occupies a prime trading location being adjacent to **JD Sports**. Nearby multiple retailers include **Peacocks, River Island, New Look, Boots, Caffe Nero, Marks & Spencer, Poundworld, Clarks, Vodafone, Game, Vision Express** and **Carphone Warehouse**.

ACCOMMODATION

The premises are arranged on, basement, ground, first, second and third floors with the following approximate areas and dimensions:-

Ground floor sales	768 sq ft	71.3 sq m
First floor sales	1,127 sq ft	104.7 sq m
Basement ancillary	960 sq ft	89.2 sq m
Second floor ancillary	1,104 sq ft	102.6 sq m
Third floor ancillary	225 sq ft	20.9 sq m

NB – the above areas have been provided by our joint agent.

The property benefits from rear loading via Glebe Place.

LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£37,500** (thirty seven thousand five hundred pounds) p.a.x.

ASSESSMENTS

Enquiries with the Local Authority indicate the premises have been assessed for rates as follows:-

Rateable Value	£36,250
UBR 2019/2020	49.2p
Rates Payable 2019/2020	£17,835

For verification purposes prospective tenants are advised to make their own enquiries with Sefton Council (0345 140 0845).



EPC

The property has a rating of E116. A certificate and recommendations are available on request.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

E-mail: hugh@ocklestonbailey.co.uk

Or our joint agent:

Joe Assalone of Robert Pinkus

Tel: 01772 769000

E-mail: joe@pinkus.co.uk

SUBJECT TO CONTRACT

HW0/eaw/rev040419

Tel: 01244 403444



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retail leisure investment
01244 403444
www.ocklestonbailey.co.uk