

SOUTHPORT

**20 LONDON STREET
PR9 0UE**

**PROMINENT FORMER BANKING
HALL TO LET**

(WOULD SUIT A VARIETY OF USES)

LOCATION

The property occupies a prominent trading location on London Street with nearby multiple retailers including **Halifax, Betfred, Skipton Building Society, Merkur Slots, Oxfam, Hays Travel, Waterfields Bakers, Nationwide, Lloyds, Yorkshire** and **William Hill**.

ACCOMMODATION

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

| | | |
|-------------------------------|--------------|----------|
| Window frontage | 21'1" | 6.4 m |
| Internal width | 22'6" | 6.9 m |
| Shop depth | 55'9" | 17m |
| Ground floor sales | 1,280 sq ft | 119 sq m |
| Ground floor kitchen | 129 sq ft | 12 sq m |
| Basement (low ceiling height) | Not measured | |

NB: The property benefits from rear servicing facilities via Glebe Place.

LEASE

The property is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only



rent reviews, at a commencing rental of **£25,000** (twenty five thousand pounds) per annum exclusive.

ASSESSMENTS

We have been informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

| | |
|----------------|---------|
| Rateable Value | £19,500 |
| UBR 2021/2022 | 49.9p |

Under the latest Government rates relief, qualifying retail and hospitality businesses impacted by Covid-19 will receive full rates relief until **30/06/2021**, thereafter to **31/03/2022** there will be a discount of **66%**. This information is for guidance only and all prospective tenants should satisfy themselves by making their own enquiries with Sefton Council (0345 140 0845).

EPC

The property has a rating of **D77**. A certificate and recommendations are available upon 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.

LEGAL COSTS

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

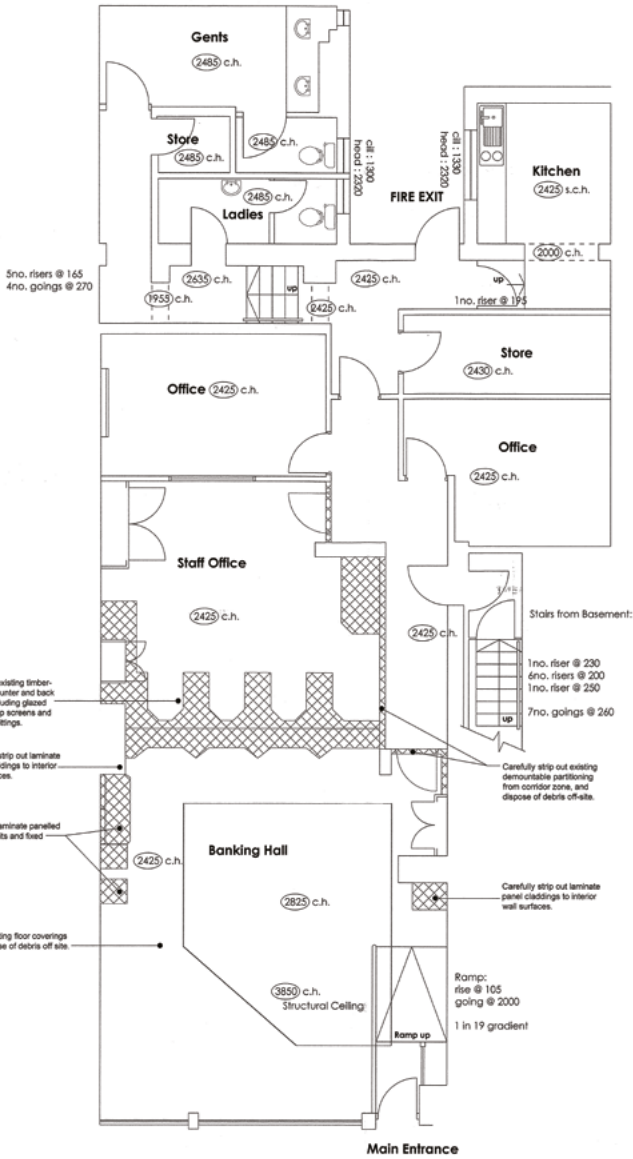
VIEWING

STRICTLY by appointment through:-
Hugh Ockleston of Ockleston Bailey
Tel: 01244 403444
E-mail: hugh@ocklestonbailey.co.uk

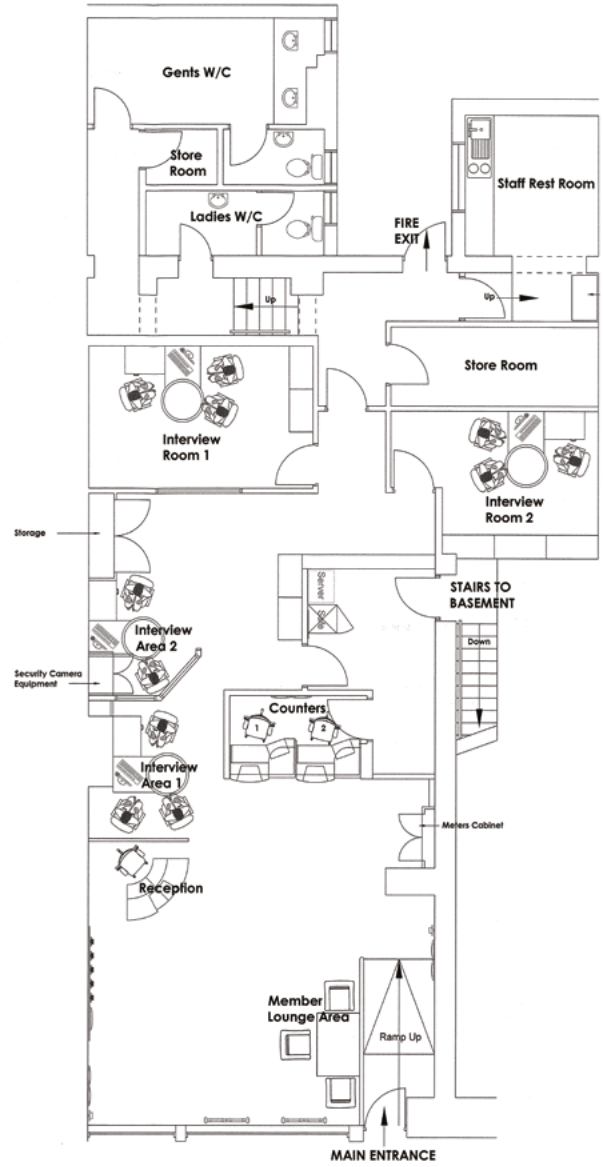
SUBJECT TO CONTRACT

HWO/ld/100621

Tel: 01244 403444










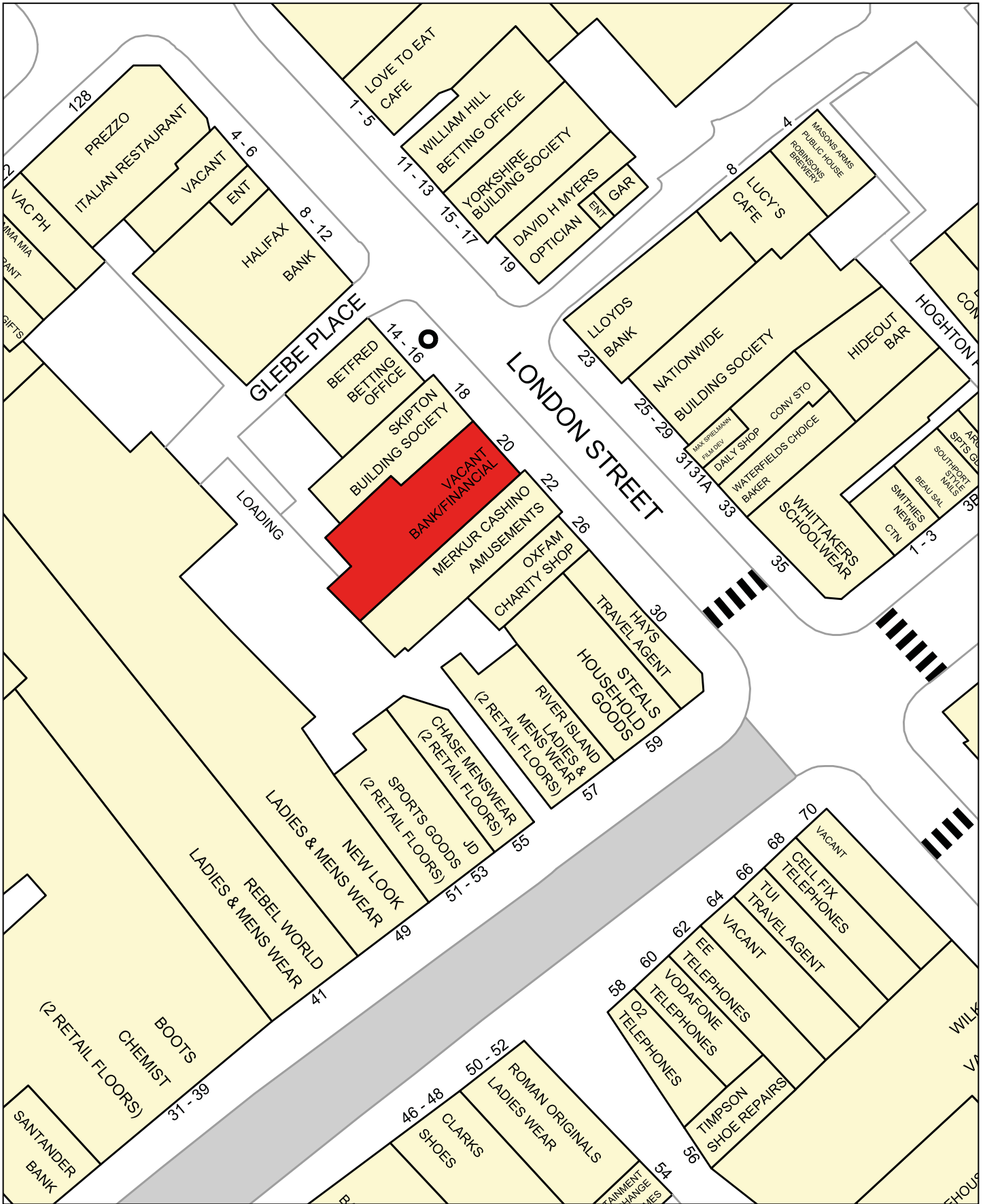
Existing Ground Floor Plan
(180 sq.m area)



PROPOSED GROUND FLOOR PLAN -
LAYOUT (180 sq.m area)

KEY :

- | | | | |
|---|--------------------------|--|---------------------------|
|  | A1 Poster Unit |  | Window Display |
|  | Single Wall Delux Unit |  | Marketing Wall |
|  | 3 x Small Leaflet Rack |  | FSU |
|  | Small Leaflet Rack |  | Hours of Business |
|  | Single Wall Special Unit |  | 6No A4 Information Boards |
|  | Community Wall |  | Clock |
|  | Double Delux | | |
|  | Double Wall | | |



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