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## RETAIL PROPERTY

With the benefit of A3 consent

On the instructions of



# A3/A2/A1 SHOP TO LET

8 Eastbank Street, Southport, PR8 1DW



### Location

The premises are situated at the junction of King Street and Eastbank Street near to the Lord Street junction. Nearby retailers include **The Entertainer, Poundland, Superdrug** and **KFC**.

### Accommodation

The property is arranged on ground and first sales floors and ancillary at first and second floor.

Floor Area	Sq M	Sq Ft
Ground Floor	204	2,199
First Floor Sales	230	2,500
First Floor Ancillary	428	4,602
Second Floor Plant		

### Lease

The premises are to be let by way of sub-lease on a FRI basis to expire 24<sup>th</sup> December 2026

A rental in the order of **£40,000pax** is sought.

### Rates

We have been informed by the local Rating Authority that the following rateable value applies:-

**2017list - £55,000**

The multiplier for 2018/9 is 49.3 pence for standard business therefore an annual rates payable sum of **£27,115.00 pa**

Interested parties are advised to make their own enquiries.

### Planning

The property has the benefit of A3 use.

### Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

### Viewing and Further Information

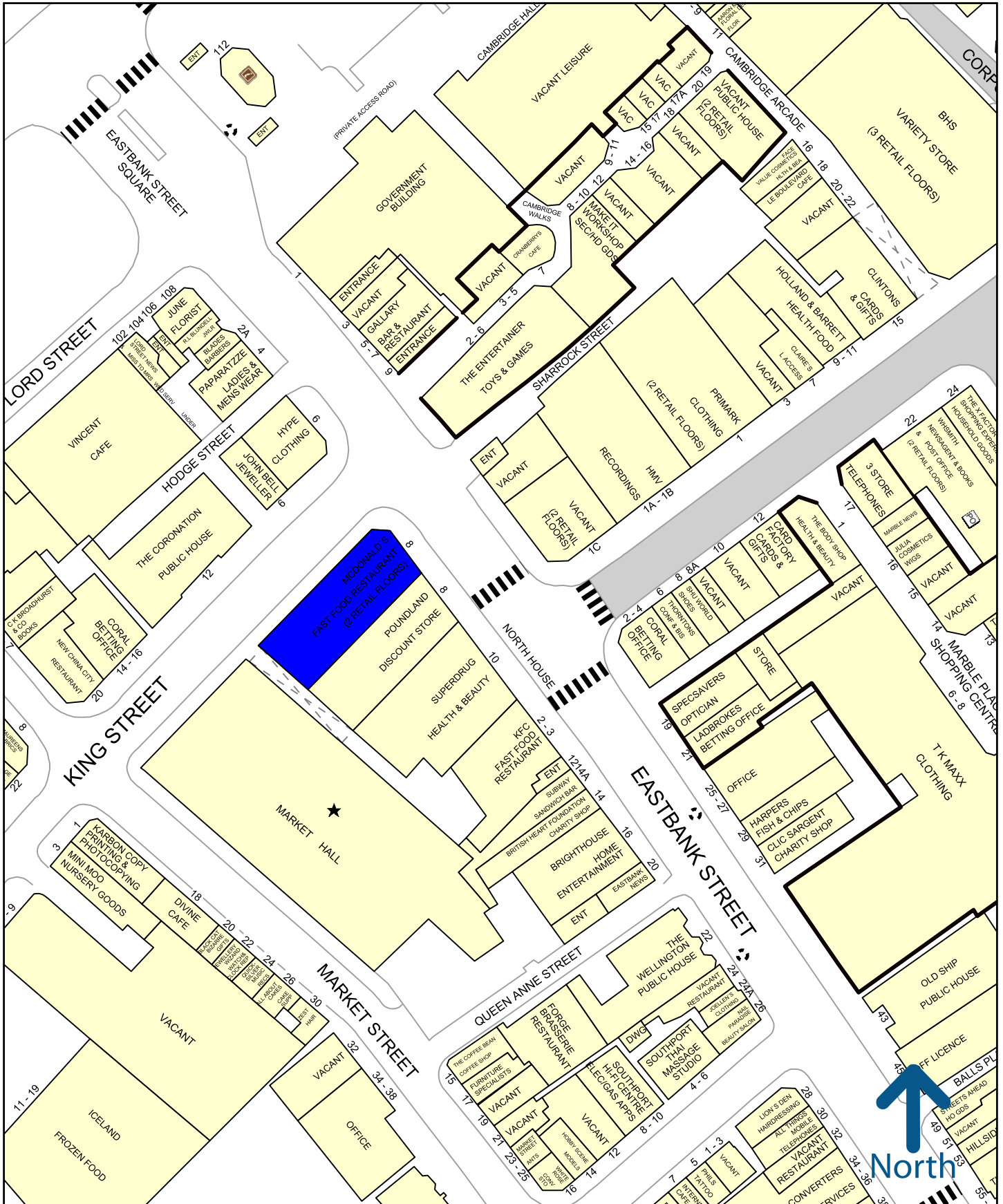
Viewings strictly by appointment with the sole agents:

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50 metres

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 Created By: Perkins Fox

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