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020 7486 6550

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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 24th 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 51.2 pence for standard business therefore an annual rates payable sum of **£28,160.00 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:

Michael Perkins

Perkins Fox
34 South Molton Street
London
W1K 5RG

Tel: 020 7486 6550

Email: michael@perkinsfox.com