

# To Let



## Southport

Unit 14, Marble Place Shopping Centre

Ground Floor: 1,882 sq ft (174.84 sq m)

Rent: £20,000 pax

## Location & Description:

- **Marble Place is situated in the heart of Southport town centre forming part of the primary retail core. The scheme benefits from direct access onto the pedestrianised Tulketh Street and Chapel Street which forms part of the prime retail pitch.**
- **There is a strong retail offer in the town with nearby occupiers including Marks & Spencer, WHSmith, Primark, Sports Direct and Boots.**
- **The central position of Marble Place, excellent accessibility and a 30,000 sq ft TK Maxx anchor ensures excellent footfall.**
- **Other national retailers within the scheme include Three Store, Poundbakery, and Savers.**

### Demise:

Ground Floor 1,882 sq ft (174.84 sq m)

First Floor Ancillary 912 sq ft (84.73 sq m)

### Rent:

£20,000 per annum exclusive.

### Lease:

A new full repairing and insuring lease for a term of years to be agreed.

### Service Charge:

On-account service charge for the current year stands at approximately £13,683.

### EPC:

Energy Performance Rating Assessment - D.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £24,000.

### Date Prepared:

August 2024.

### Contact Us:

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Southport



Experian Goad Plan Created: 13/08/2024  
Created By: Barker Proudlove Ltd



50 metres  
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