

To Let



Southport

3-5 Liverpool Road, PR8 4AT

Ground Floor: 1,262 sq ft (117 sq m)

Rent on Application

High Street Property

Location & Description:

- Birkdale is an affluent suburb located south of Southport. The town is famous for its championship golf course and benefits from a popular village centre with railway station linking Southport with Liverpool City Centre.
- The property is situated on Liverpool Road next to the railway station and 100% prime location.
- Occupiers in close proximity include Costa and Spar along with numerous bar and restaurants including Bistrot Verite, Barrique and Tea Rooms.
- The former bank was most recently occupied as a beauty / aesthetics salon and comprises ground floor with small basement storage.

Demise:

Ground Floor 1,262 sq ft (117 sq m)
Basement 119 sq ft (11 sq m)

Rent:

Available upon request.

Lease:

The property is available by way of a sub-lease for a term of years to be agreed subject to all necessary landlord consents.

EPC:

Energy Performance Rating Assessment - D.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £17,500.

Date Prepared:

January 2025

Contact Us:

Gary Crompton

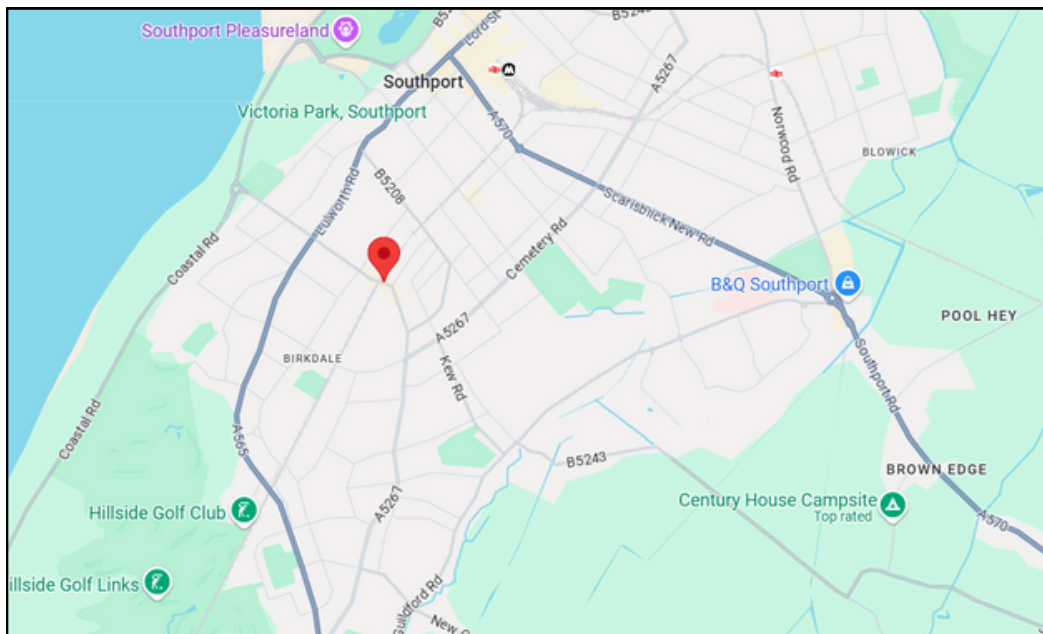
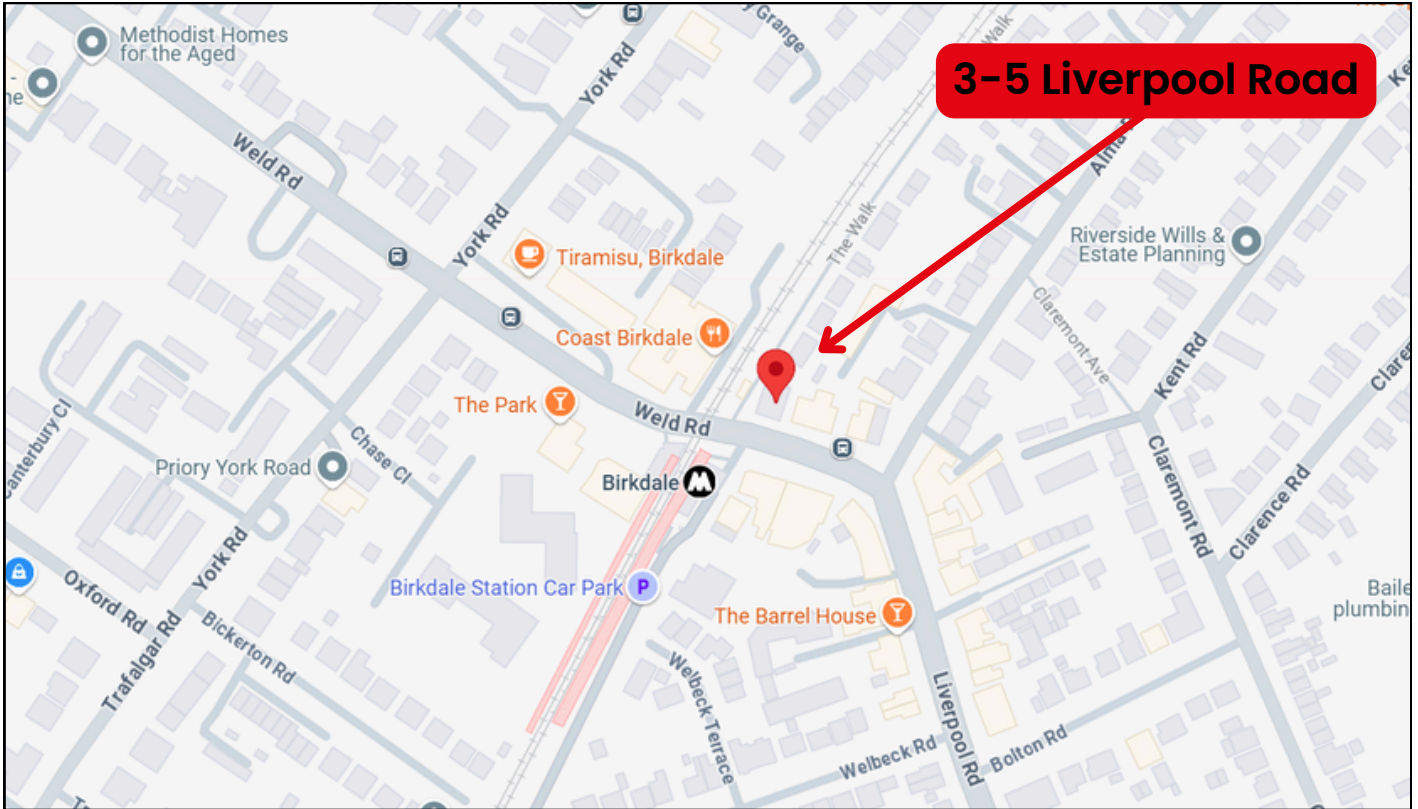
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