

To Let



Southport

41-49 Chapel Street

Ground Floor: 6,523 sq ft (606 sq m)

Rent on Application

Location & Description:

- **The property is situated in 100% prime pitch within Southport town centre opposite the train station.**
- **Neighbouring occupiers include New Look, River Island and Marks & Spencer.**
- **Other occupiers in the immediate vicinity include TK Maxx, JD Sports and Boots.**

Demise:

Ground Floor 6,523 sq ft (606 sq m)
First Floor 11,021 sq ft (1,023.1 sq m)
Second Floor 12,475 sq ft (1,159 sq m)

Rent:

Available upon application.

Lease:

A new full repairing and insuring lease subject to 5 yearly upward only rent reviews for a term to be agreed.

EPC:

Energy Performance Rating Assessment – D.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £100,000.

Date Prepared:

August 2024

Contact Us:

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