

MORGAN

MARTIN

SHOWROOM TO LET/MAY SELL

173-175 Eastbank Street
SOUTHPORT
PR8 6TH



REDUCED RENTAL

2,000 sq ft (97.9 sqm) Over Ground Floor and Basement

LOCATION

The property occupies an excellent prominent location at the lower end of Eastbank Street which benefits from on street parking to the front. Lidl is situated to the rear.

ACCOMMODATION

The accommodation is arranged over ground floor and basement and is fully fitted and ready for immediate occupation. The premises benefit from aluminium shop front together with roller shutter, suspending ceilings throughout, etc. The net internal floor areas are:

Ground Floor Sales:	1,000 sq ft	(92.9 sqm)
Basement Sales:	1,000 sq ft	(92.9 sqm)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

RATING ASSESSMENT

Following sub-division of the accommodation the premium will be reassessed.

LEASE

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

RENTAL

£15,000 per annum exclusive.

PRICE

Upon application.

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

EPC

An Energy Performance Certificate will be available in due course.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

Please contact: Charles Bell

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Chartered Surveyors

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