

### Ground Floor Retail Space & Storage To Let 2a Portland Street, Southport PR8 1JU

FOLIO: 65757



- Excellent Town Centre Location
- Rent £100 per week
- Ground Floor & Basement
- Central Heating
- Kitchen & W.C.

An opportunity to Let an extremely attractive Commercial premises offering an adaptable Space Business that is carried on from a most prestigious Prince of Wales Building. Situated just off Lord Street and directly opposite to the Prince of Wales Hotel the Property occupies an important Trading Position in the centre of this sought after Town of Southport. The Property which has the benefit of Gas Fired Central Heating, is situated in a prominent Trading Position and offers an attractive Ground Floor area ideal for either Retail Sales, Office or other uses. In addition to the Partitioned two Front Areas there is a Rear Kitchen/Brewing Area and Separate W.C. Beneath there is a Good-Sized Basement Storage Area. We strongly encourage interested parties to carry out their own interior inspection of this attractive property.

**There is a Walk-Through Video Available at [https://youtu.be/j\\_jr\\_dUH3dw](https://youtu.be/j_jr_dUH3dw)**

Full details are as follows:-

**GROUND FLOOR AREA 1** 15'6 X 9'1 Maximum with Recessed Door, Raised Window Display Area, Double Radiator, Laminate Flooring, Strip Light, Partition Wall to:

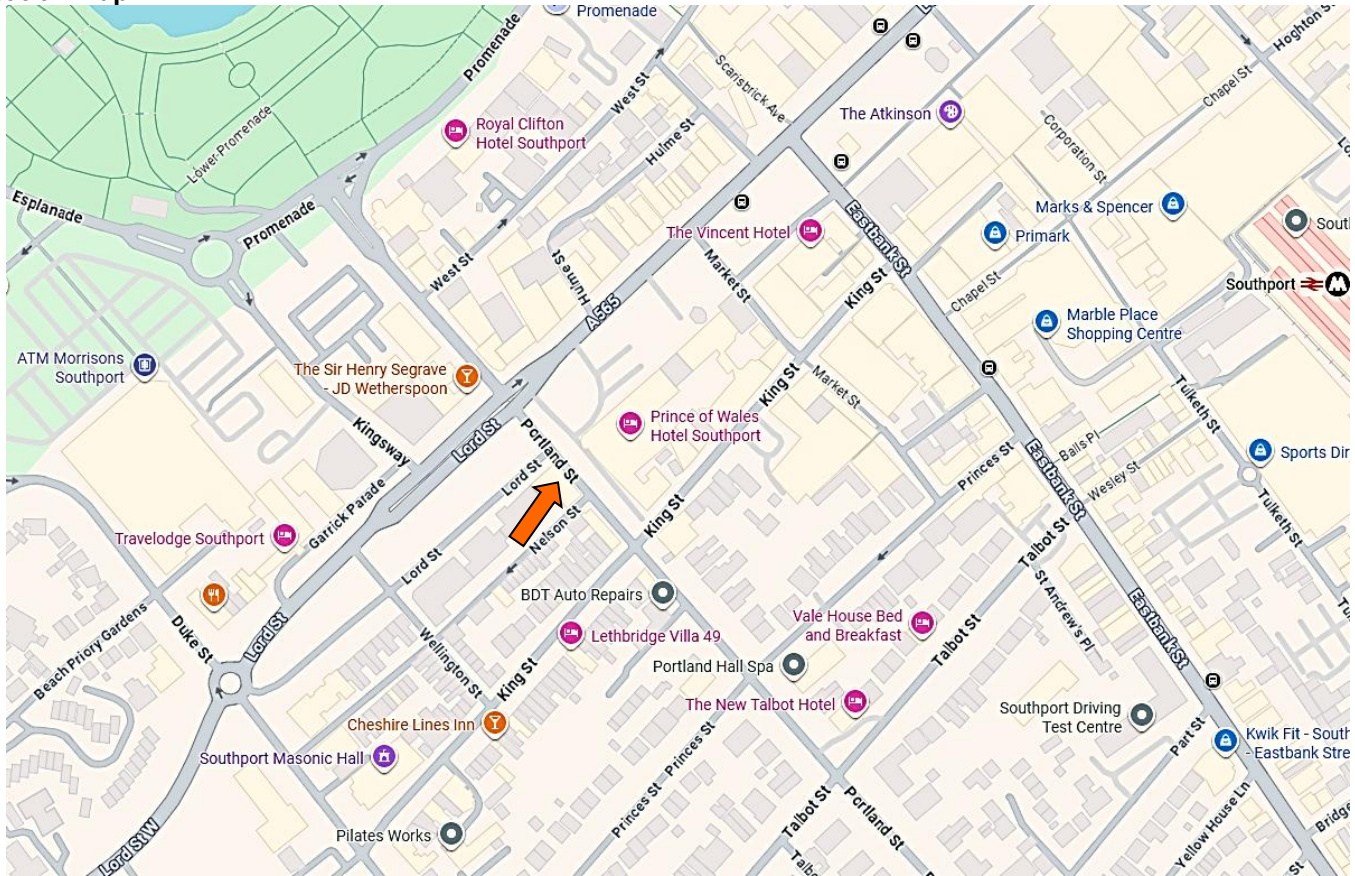
**GROUND FLOOR AREA 2** 17'6 X 7'6 Maximum with Laminate Flooring, Raised Display Window Area with Inset Spotlights, Fitted Shelving, Double Radiator, Strip Light. **REAR BREWING AREA/KITCHEN** 14'3 X 14'8 with Fitted Base & Wall Cupboard Units, Roll Top Working Surfaces, Laminate Flooring. **SEPARATE SHARED W.C.**

**GOOD SIZED BASEMENT STORAGE AREA** with Panelled Walls.

**LOCATION** Situated in a Busy & Prominent Location in a pleasant Central Position in Southport. This is a well-thought-of area with numerous National & Local retailers on Lord Street & Surrounding Areas. This is a World-Famous Resort Town and the Property serves a Well Populated area which has the benefit of on-street parking outside. Situated close to the busy intersection of Aigburth Road & Jericho Lane the property offers a Good-Sized Ground Floor Shop ideal for a variety of Retail or Service uses.



## Location Map



**Rateable Value** £3,600

### The Lease Terms

**Term:** A New 3 year lease.

**Rent:** £5,200 per annum payable quarterly in advance by Standing Order/Direct Debit.

**Rent Deposit:** £600. **Legal Fees:** Tenant will be expected to pay the Landlord's reasonable legal costs.

**Repairs:** Tenant is responsible for internal repairs, decoration, windows.

**Service Charge:** Currently £47.07 per month. The Service Charge covers the Exterior Buildings Maintenance, Heating etc.

**Insurance:** The tenants will reimburse the landlord for the full cost of insuring the demised premises.

**Alienation:** Not to assign, under-let or part possession with the premises or any part of them, without the previous consent of the landlord, such consent not to be unreasonably withheld.

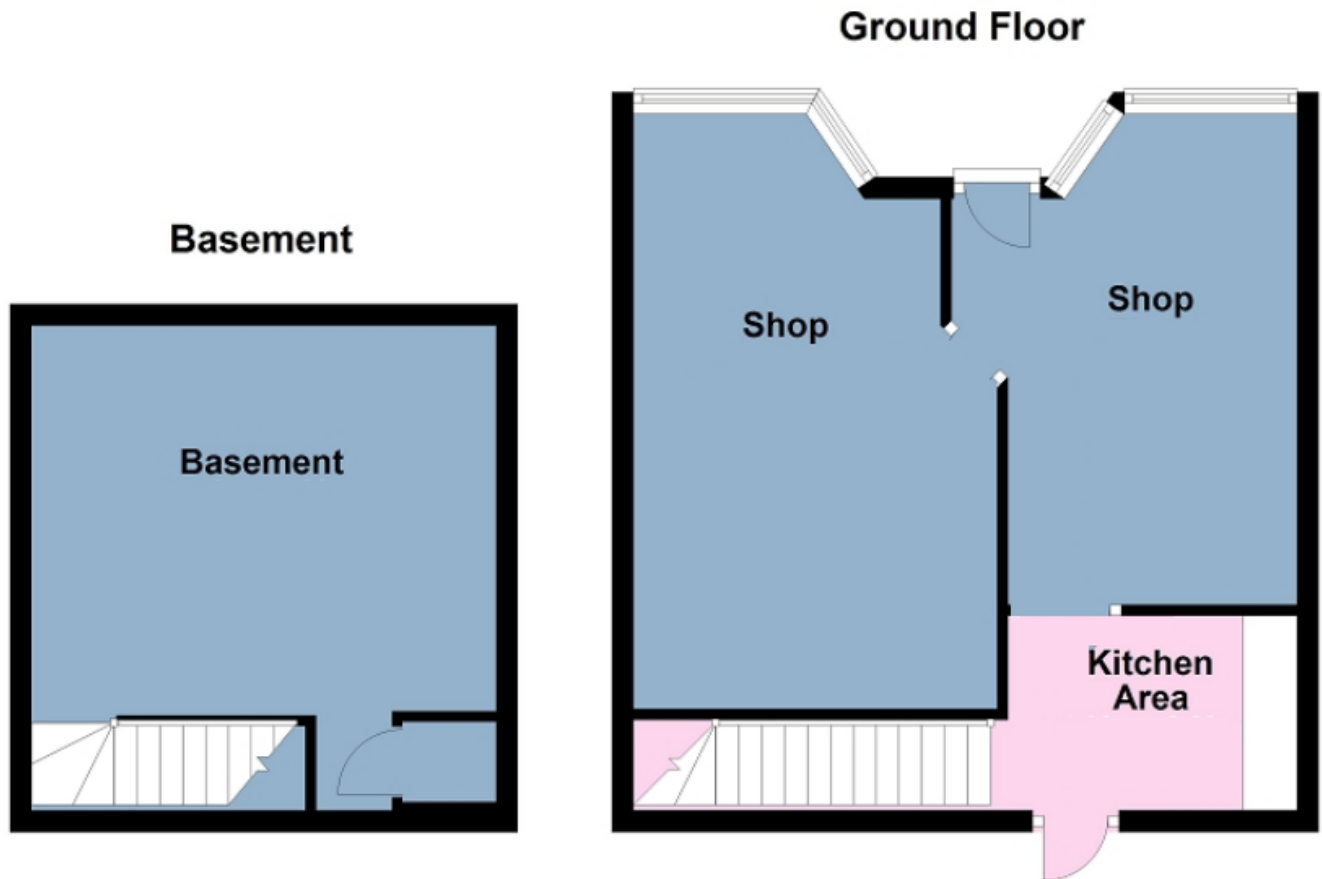
**Use:** Not to use the premises for any purpose other than for a Commercial Business or Service as defined by Use Class E of Use Classes Order 1987 (as amended 1<sup>st</sup> Sept. 2020), landlord's written consent required for any change of use.

**Alterations:** Not to carry out any structural alterations to the premises without submitting plans to the landlord & seeking prior written consent. The landlord shall retain the right for re-instatement of any alterations to the premises.



**VIEWING** By prior Telephone Appointment **ONLY** through the SOLE AGENTS Saville & Woods Ltd.

**PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT**



Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED  
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**