



TO LET – RETAIL UNIT

Southport Station

PR8 1BE



Location:

Southport station is located approximately 0.25 miles to the east of Lord Street and the prime retail/leisure destinations in the town. The station is a terminus situated on the Northern Line, approximately 50 minutes travel time from Liverpool Central. Approximately 100 Merseyrail staff work from the station depot on a permanent basis.

Description:

A retail kiosk located on a busy thoroughfare which is available now.

Would suit a Grab & Go Coffee or Food operator.

**4.7m +
Annual Footfall***

For further detail about this opportunity please contact enquiries@advanceventures.co.uk



* Footfall figures from the Office of Rail & Road for 2019/20



Property:

Prominent site for a retail kiosk or mobile coffee operation located on the thoroughfare between the main entrance to the station on Chapel Street and the car park entrance on London Street. Power, water and drainage will be provided to suit the requirements of the operator.

Unit Size:

Retail Unit:TBC.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fess

Energy Performance Certificate
Non-Domestic Building

HM Government

RETAB 18971
Certificate Valid Until: 31/03/2022
Certificate Reference Number: 1020-2020-1020-1020

EPC Exempt

Low energy devices provide the energy rating of this building. It is exempt from the energy efficiency class and does not have a calculated carbon dioxide emissions or energy consumption. The reason for exemption is that the building is a listed building, and has a Grade I or Grade II listed status. The exemption is subject to the building being used for the purposes of the exemption. For more information on the exemption, please refer to the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

45

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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