



**TO LET**

**WAREHOUSE  
UNIT**

**Ground Floor 2,348 sq.ft. (218 sq.m.)**

55 West Street, Southport PR8 1QS

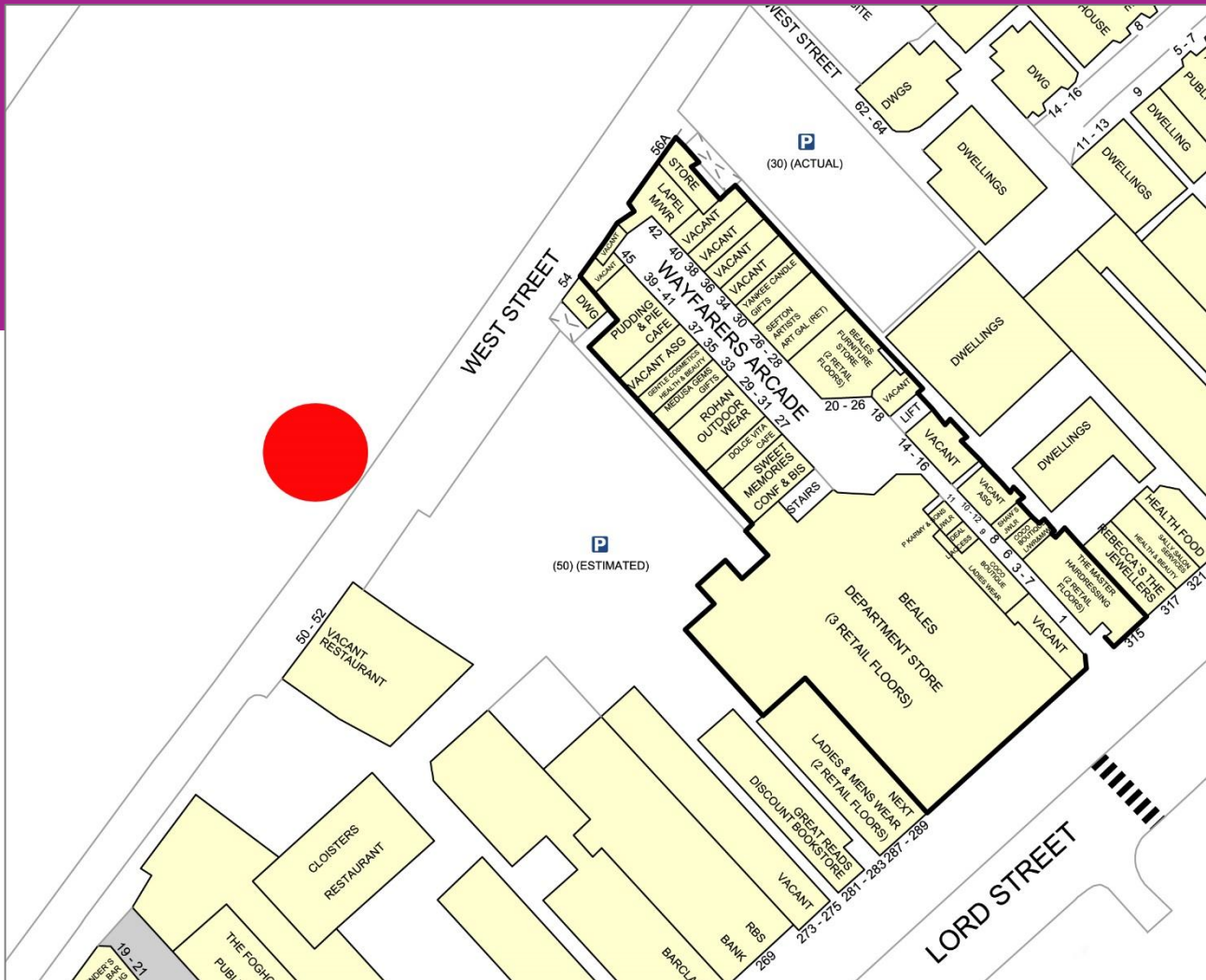
- Prosperous coastal resort situated on the Lancashire coast between Preston and Liverpool with a substantial catchment.
- Within 10 km of the centre there are 108,000 people and there are over 558,000 people within 20 km of the centre.
- Substantial warehouse/office premises
- Suitable for a number of uses, subject to planning
- Close to Wayfarers Arcade and Beales Department Store

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# 55 West Street, Southport PR8 1QS



## Areas

Ground Floor	2,348 sq.ft. (218.14 sq.m.)
First Floor	2,404 sq.ft. (223.37 sq.m.)
Total	4,752 sq.ft. (441.00 sq.m.)

## Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

£20,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Rates

Rateable Value £13,500

## EPC

E113

## Legal Costs

Each party to be responsible for their own legal costs.

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*

## Viewing

Strictly through the agent:

Rob Markland

t. 0151 242 3146

m. 07798 576 808

e. [rob.markland@masonowen.com](mailto:rob.markland@masonowen.com)

## Misrepresentation Act 1967

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