

TO LET

Prime Grade II Listed Retail / Leisure Premises

Rental: £23,500 per annum exclusive plus VAT

221 – 223 Lord Street, Southport, Merseyside, PR8 1PE



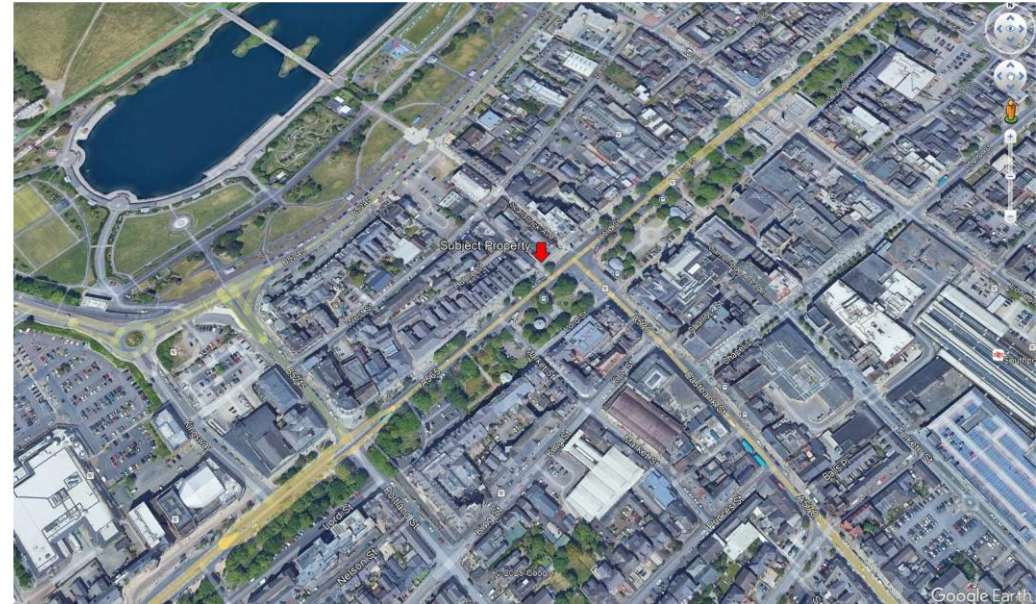
- Prominent corner position on Lord Street, opposite The Vincent Hotel
- Close to H Samuel, Barclays, The Auld Dubliner and a mix of national and independent occupiers
- High footfall location in the heart of Southport's shopping and leisure district
- Excellent access to the A565 and A570, linking directly to the M58 motorway
- Southport Station within a short walk, providing regular direct services to Liverpool Central
- Versatile layout suited to retail, café, restaurant, or alternative uses (subject to planning)
- Attractive period façade with character features



Location

Southport is a popular seaside resort town, situated 20 miles North of Liverpool and 19 miles South-west of Preston. Lord Street is one of the town's most prestigious and historic boulevards, well known for its Victorian architecture, tree-lined frontage, and strong retail mix.

This central location ensures excellent visibility and access to local residents, commuters, and the town's substantial visitor economy.



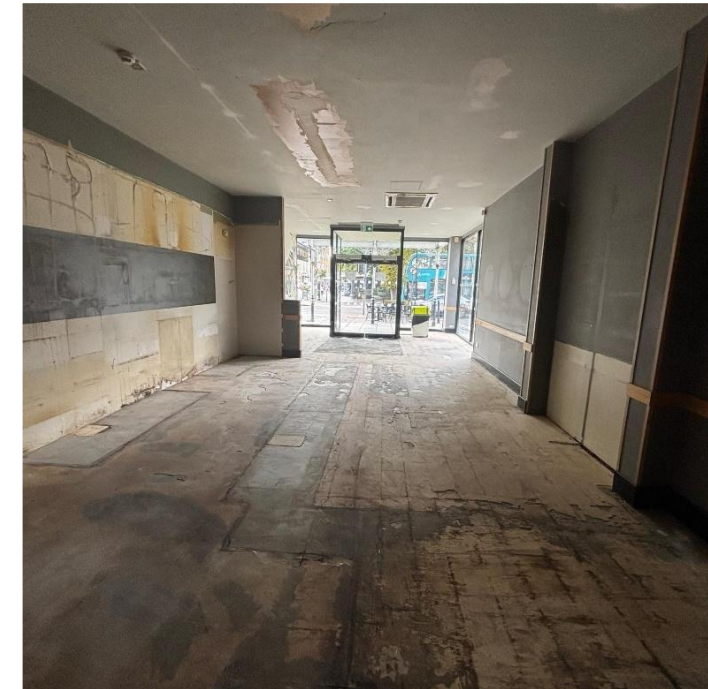
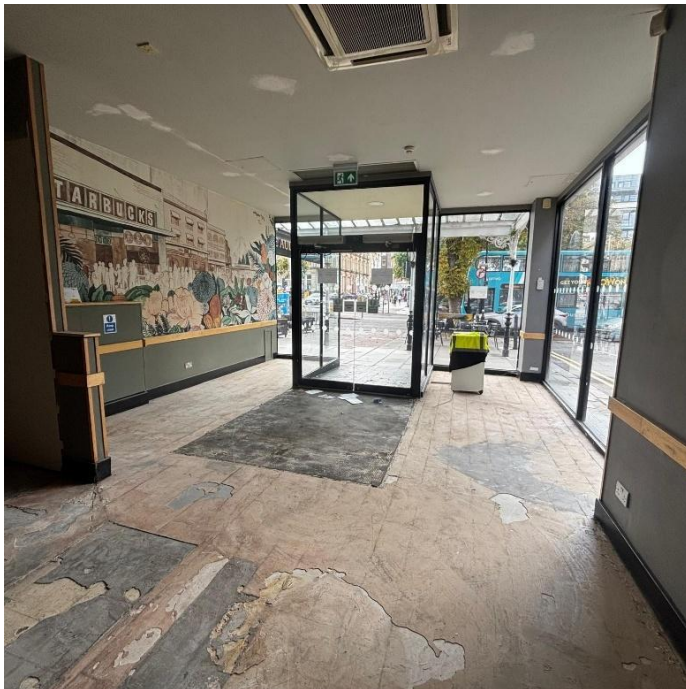
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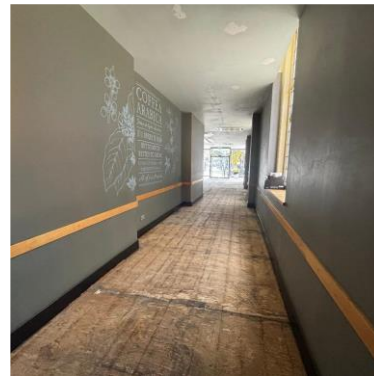
A rare opportunity to secure a prominent and highly visible corner property on Lord Street, Southport's renowned retail and leisure boulevard.

Previously occupied by Starbucks, the premises benefit from excellent frontage onto Lord Street and Eastbank Street, attracting both local shoppers and tourist footfall year-round.

Currently offered to open plan shell finish but with GF unisex / disabled WC and former kitchen area. The first floor provides further WC facilities, kitchen area, stores/offices & large front office to into bay window overlooking Lord Street.

The building is Grade II Listed, offering distinctive period character and architectural features, while providing flexible and well-configured commercial space suitable for a wide range of retail, café, restaurant, or leisure uses (STP).







Accommodation

We understand the property provides the following Net Internal Areas:

Ground Floor: 132.5 sq m (1,426 sq ft)

Open-plan trading area with extensive glazed frontage, high ceilings, and ancillary staff facilities

First Floor: 68.8 sq m (741 sq ft)

Additional seating, offices, or storage space

Total: 201.3 sq m (2,167 sq ft) NIA

Terms

The property is available by way of a new Lease on terms to be agreed. References & deposit will be required.

Building Insurance

The Landlord will insure building and recover the premium from the Tenant. The Tenant will be responsible for the insurance of their own activities & goods.

Rental

£23,500 per annum exclusive plus VAT

Money Laundering Regulations

Please note we are now required to carry out customer due diligence on all Tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective Tenant.

VAT

We understand VAT will be applicable to the rental.

Legal

Each party is to be responsible for their own legal costs

Business Rates

The Tenant will be responsible for the payment business rates. From the current April 2023 Valuation List the property has a Rateable Value of £18,000

Interested parties are advised to make their own enquiries with Sefton Council to confirm the current liability

EPC

A fully copy of the EPC & Recommendation Report are available on request

Viewings

Strictly by appointment made via Fifield Glyn Ltd on 01606 351351