



HIGH STREET PROPERTY / CLASS E  
269 Lord Street, Southport, PR8 1NY



**TO  
LET**

**Price: Upon application**

**Total Floor Area**

**8,547 Sq ft / 794 Sq M**

**Viewing strictly through the sole agent.**

**Barker Proudlove**

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**In partnership with:**





**Location:**

Southport is located on the Lancashire coast and is approximately 20 miles north of Liverpool and 20 south west of Preston.

The former bank is located on Lord Street, an attractive canopied Victorian boulevard with surrounding occupiers including Loungers, Bistrot Pierre and Starbucks.

The grade II listed building comprises the following to the ground floor; main banking hall, rear office, interview room, staff room, kitchen, strong room, ancillary storage and WCS. The upper floors comprise in the majority of offices, meeting rooms and stores.

To the rear of the building is an area of hardstanding large enough for parking approximately 8 cars.

**Rent:**

Upon application.

**Tenure:**

A new FRI lease for a term to be agreed.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b><u>Demise:</u></b>	<b><u>Sq Ft</u></b>	<b><u>Sq M</u></b>
Ground Floor	3,709	344.57
First Floor	1,835	170.48
Second Floor	1,719	159.70
<b><u>Total</u></b>	<b>8,547</b>	<b>794.04</b>

**Business Rates:**

The premises currently has a Rateable Value of £37,500. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - D.

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

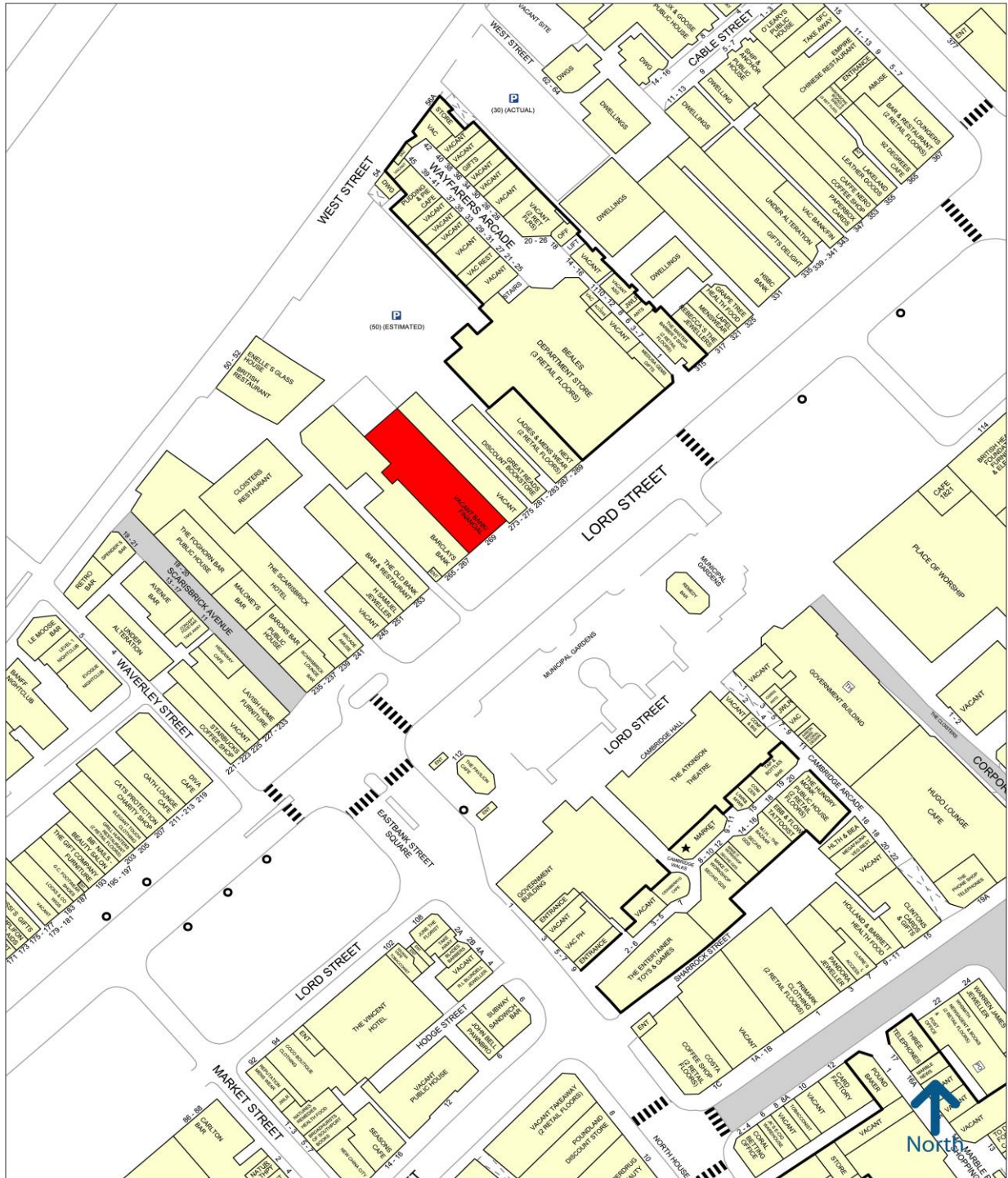
**Date Prepared:**

September 2023

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.*



Southport



Experian Goad Plan Created: 20/09/2023  
Created By: Barker Proudlove Ltd



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