

Leeds Office: 0113 388 4848

# To Let



# Southport

Unit 2, Marble Place Shopping Centre

Ground Floor: 1,863 sq ft (173.08 sq m) Rent upon Application

## Barker Proudlove

Leeds Office: 0113 388 4848

### Location & Description:

- Marble Place is situated in the heart of Southport town centre forming part of the primary retail core. The scheme benefits from direct access onto the pedestrianised Tulketh Street and Chapel Street which forms part of the prime retail pitch.
- There is a strong retail offer in the town with nearby occupiers including Marks & Spencer, WHSmith, Primark, Sports Direct and Boots.
- The central position of Marble Place, excellent accessibility and a 30,000 sq ft TK Maxx anchor ensures excellent footfall.
- Other national retailers within the scheme include Three Store, Poundbakery, and Savers.

### Demise:

Ground Floor 1,863 sq ft (173.08 sq m) First Floor Ancillary 1,336 sq ft (124.12 sq m) **Rent:** 

Available upon request.

### Lease:

A new full repairing and insuring lease for a term of years to be agreed.

### Service Charge:

Available upon request.

#### EPC:

Energy Performance Rating Assessment - C.

#### Legal and Professional Fees:

Each party to bear their own costs.

#### Rating Assessment:

Rateable Value (April 2023) - £25,000. **Date Prepared:** June 2025

#### **Contact Us:**

**Steve Henderson** 07870 999618 steveh@barkerproudlove.co.uk

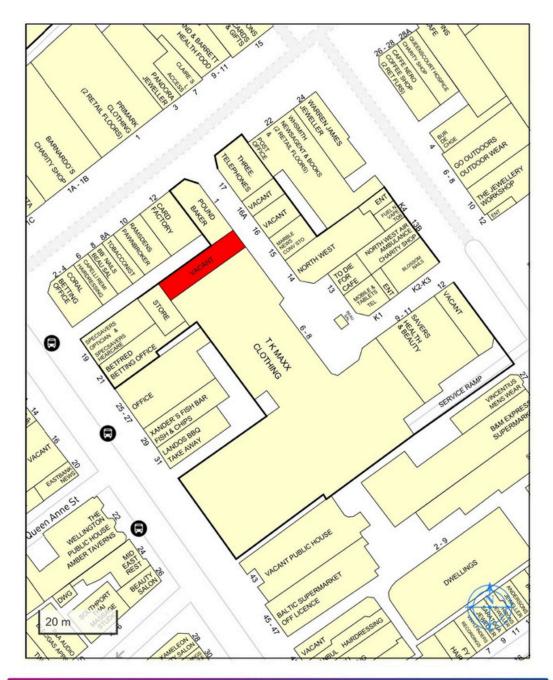
#### Joint Agent:

Fitton Estates Cerys Davies 01704 500345 cerys@fittonestates.com

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



Leeds Office: 0113 388 4848



Experian Goad Plan Created: 12/06/2025 For more information on our products and services: www.experian.co.uk/business-products/goad | salesG@uk.experian.com

Copyright and confidentiality © 2025 Experian. All rights reserved.

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brachure show only certain aspects of the property at the time when the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.