

To Let



Southport

Unit 16, Marble Place Shopping Centre

Ground Floor: 1,268 sq ft (117.80 sq m)

Rent: £12,500 pax

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 1,268 sq ft (117.80 sq m)
First Floor Ancillary 1,128 sq ft (104.79 sq m)

Rent:

£12,500 per annum exclusive.

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 – E.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £20,500.

Date Prepared:

June 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us: Steve Henderson

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Joint Agent:**Fitton Estates**

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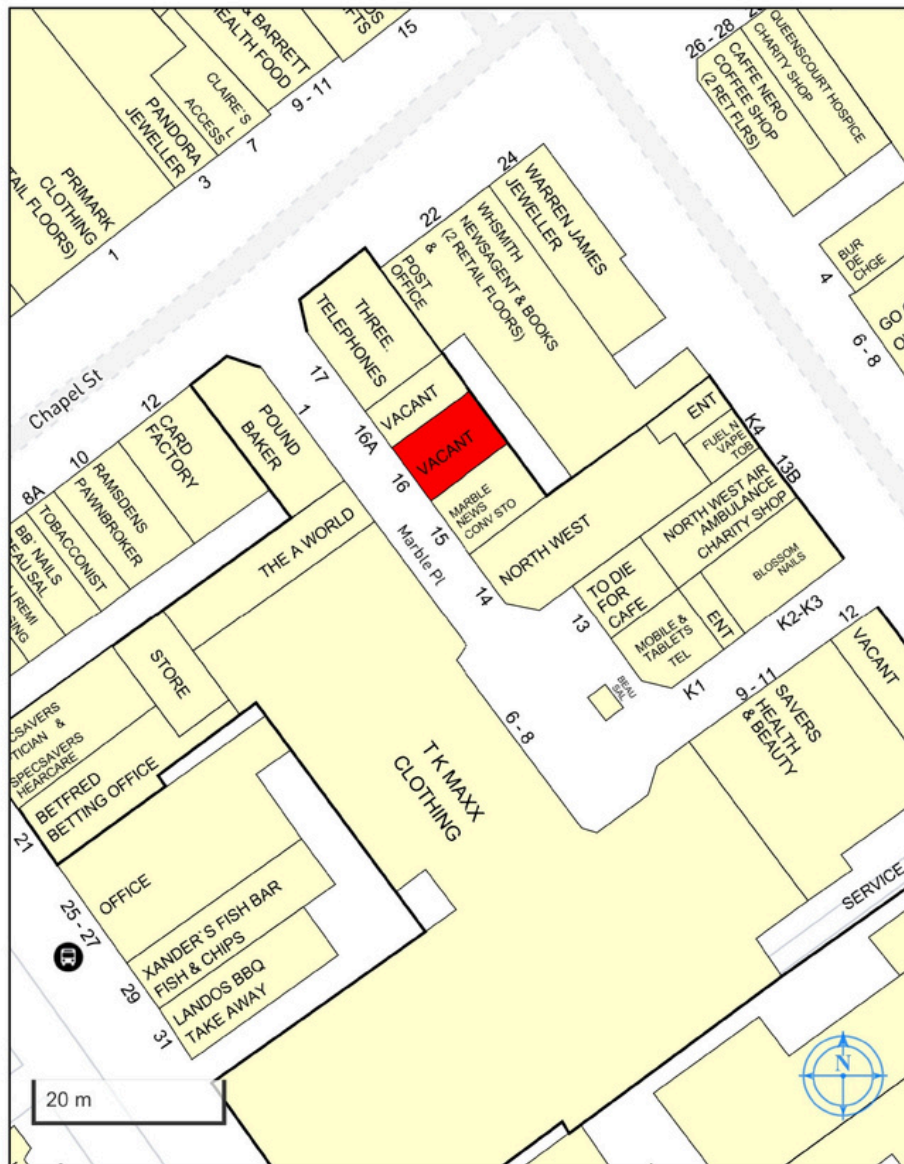
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Southport (16 Marble Place)

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