

To Let

Roadside Development Site



Birkdale

Liverpool Road, Southport, PR8 4PH

Rent upon Application
2No Retail Units & 1No Studio Unit

Location & Description:

- **Former Mercedes Showroom site**
- **Fronting A5267 Liverpool Road**
- **Proposed new 420 sq m (4,500 sq ft) C Store – under offer**
- **2No. new retail units available, approx. 63.5 sq m (700 sq ft) and 73.5 sq m (800 sq ft)**
- **1No. new studio unit available, approx. 98.5sqm (1,060 sq ft)**
- **Communal shopper car parking**
- **Subject to securing planning consents**

Demise:

2No. new retail units approx:

63.5 sq m (700 sq ft)

73.5 sq m (800 sq ft)

1No. new studio unit, approx:

98.5 sq m (1,060 sq ft)

Rent:

Rent upon application.

Lease:

New FRI lease for a term of 6 years to be agreed.

EPC:

Further details upon request.

Legal and Professional Fees:

Each party to pay their own costs.

Rating Assessment:

New unit demises to be assessed by the Valuation Office.

Date Prepared:

October 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.

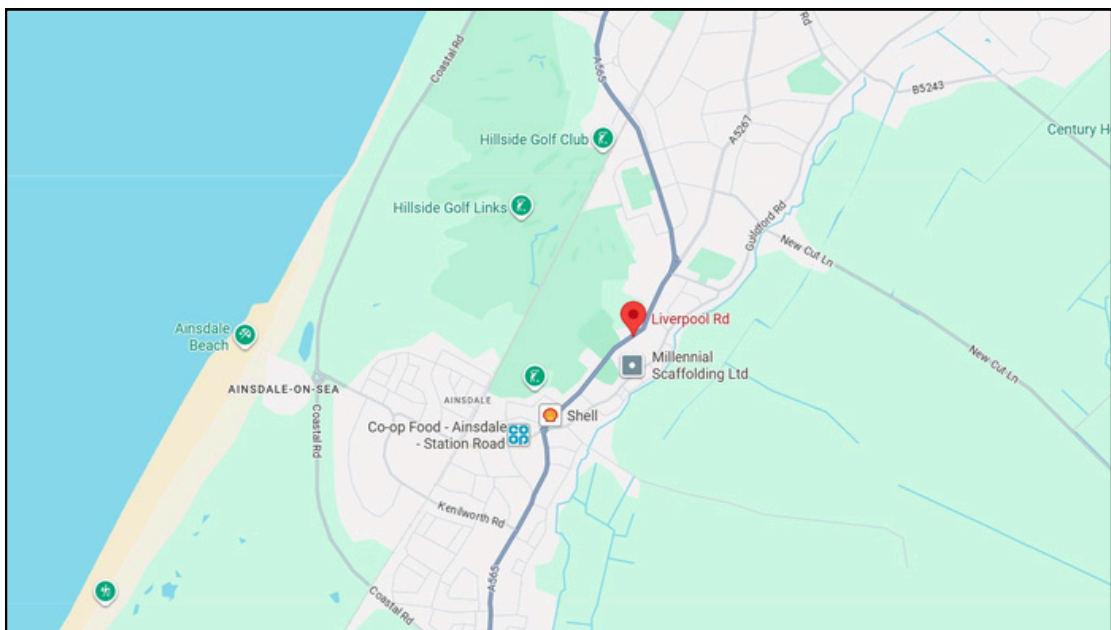
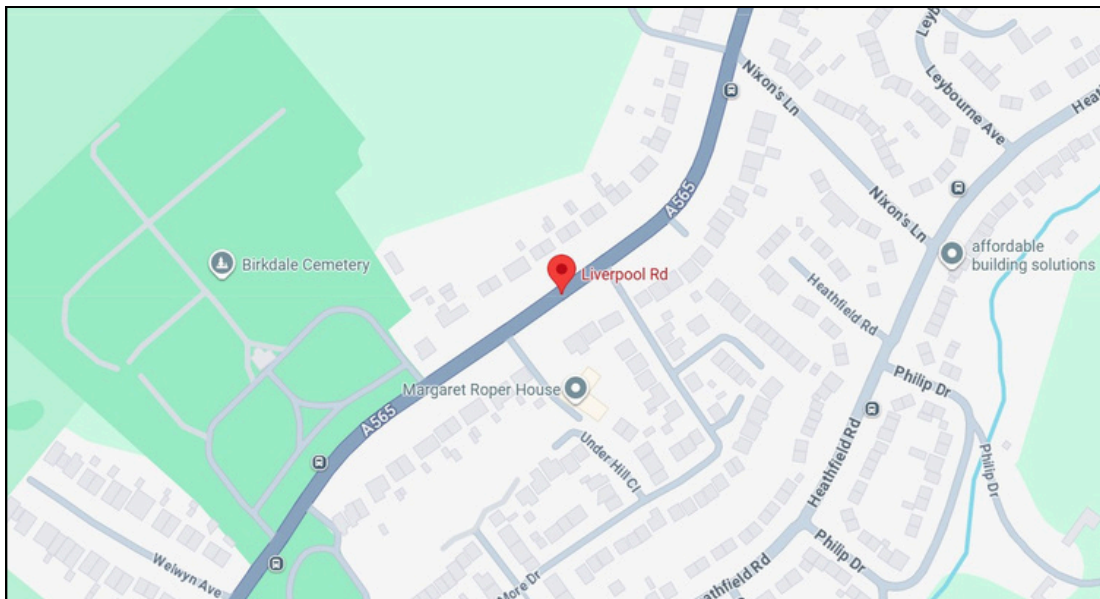
Contact Us:

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Liverpool Road, Birkdale, Southport - Roadside Development Site



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