



nswproperties

NEW CUT LANE, SOUTHPORT, PR8 3DN

ASKING PRICE: £650 PCM

10 New Cut Lane, Southport, PR8 3DN

The property comprises a ground floor end terraced Retail Shop.

Access is provided to the frontage.

New PVC shop frontage is installed with secured entrance locking mechanism.

Typical specification includes display window to New Cut Lane.

Recently refurbished to include new plastered wall & ceilings.

Rewired. Power & lighting.

New sanitaryware & kitchen. New plumbing.

Central heated with new boiler.

Part tiled.

Current Planning Use – A1.

The property lends itself to a variety of uses to include, retail or food & drink use etc. subject to all the necessary consents and permissions. Previous consent for Hairdressers

Offered to let at £7,800-00 pa exclusive, with tenant responsible for internal repairs and personal content/Third Party Liability insurance.

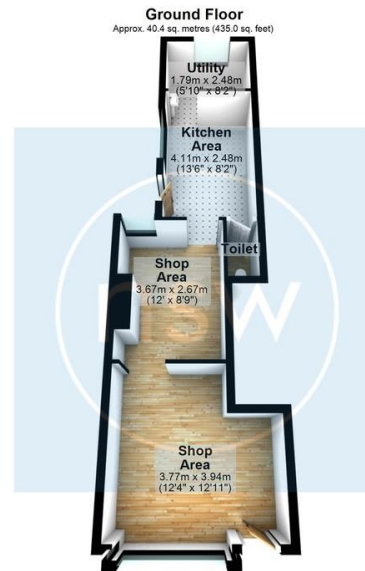
Tenants are responsible for their own business rates, and other outgoings including electricity, telephones.

Building Insurance is payable to the landlord @ £15 pcm

The property is available for immediate occupation by way of a new lease for a period of 5 years with notifiable break at 3 years.

A 3-month deposit is payable, which will be returned at the end of the lease providing that the property has been left in tenantable repair.





Total area: approx. 40.4 sq. metres (435.0 sq. feet)

This floor plan is for illustrative purposes only
Plan produced using PlanUp

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

76 This is how energy efficient the building is.

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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

