

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET Retail Unit

Unit 2, 38 Weld Road, Birkdale,  
Southport PR8 2ED

CONTACT **Matthew Guest**  
07810 698175 | matthew.guest@rapleys.com  
**Richard Curry**  
07876 747146 | richard.curry@rapleys.com



Prominent position on  
Weld Road

Adjoining **Majestic Wine** store

Nearby occupiers include  
**Costa Coffee** and **Sainsbury's**

Offers in excess of £25,000 pax

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### Location

The subject property is located on Weld Road in the affluent village of Birkdale, which lies on the southern edge of Southport, approximately 9 miles north west of the neighbouring town of Ormskirk and 20 miles north of Liverpool City Centre.

The property is situated at the northern end of High Street, within the centre of Birkdale, and adjacent to Birkdale railway station where trains connect Birkdale with Southport and Liverpool. In addition to **Majestic Wine**, other nearby occupiers include **Costa Coffee**, **McColl's**, **Sainsbury's**, **Spar** and **Rowlands Pharmacy**.

### Description

The property is a single storey retail unit with a glazed shop front opening into the retail sales area, off which is the storage, office space and staff facilities.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Main retail space	215.26	2,317
Office	6.60	71
W.C.	5.40	58
Staff room	9.66	104
Store	14.31	154
<b>Total</b>	<b>251.23</b>	<b>2,704</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties

### Tenure

Leasehold.



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### Terms

Offers in excess of £25,000 per annum.

### Rating

We are advised that the Rateable Value for the property is £23,500. Please note, the government have confirmed that Business Rates will not be payable on occupied retail premises for the year 2020/21.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Energy Performance

Energy Performance Asset Rating: TBC.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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