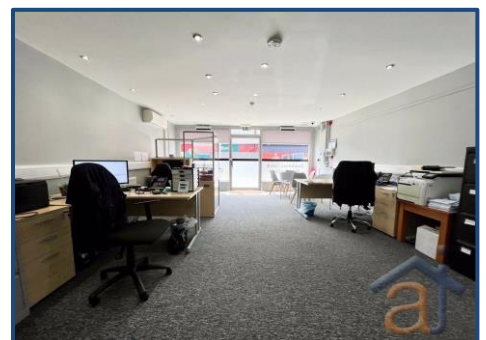


Commercial - London Street, Southport, PR9 **Annual** **Rental Of £13,500**



KEY FEATURES:

- Commercial Unit • 134 Square Metres • Perfect for New or Existing Businesses • Excellent Visibility & Footfall • Convenient Local Amenities & Transport Links • Flexible Use Potential • Modern Central Heating • Accessible Ground Floor Restroom •

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

T: 01704 545800

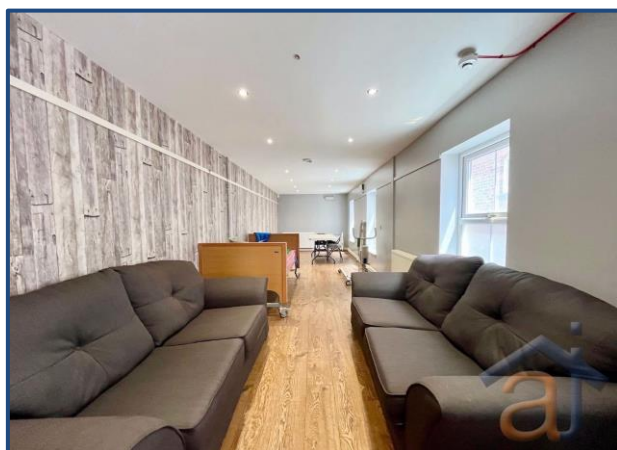
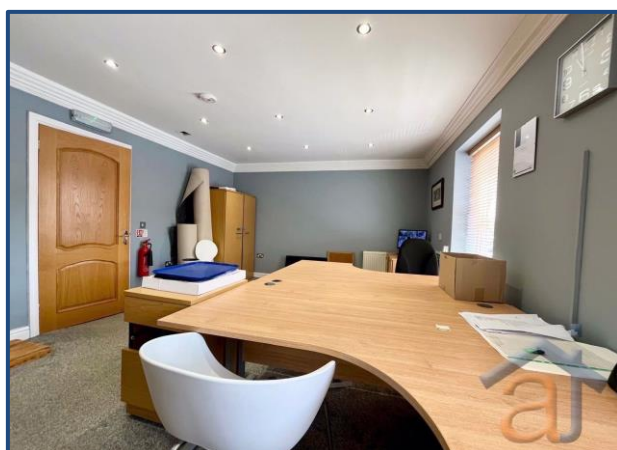
E: pm@ajestateagents.co.uk



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Property Description

An excellent opportunity is coming to the rental market—a spacious 134 square metre commercial unit located in the heart of the town centre. This versatile space offers outstanding visibility and high footfall, making it an ideal choice for both new ventures and established businesses looking to expand. Surrounded by local amenities and benefiting from strong transport connections, the property is perfectly positioned to support a wide range of commercial uses, subject to the necessary consents. Internally, the unit features modern central heating and includes an accessible ground floor restroom, ensuring comfort and convenience for both staff and customers. With its flexible layout and central location, this unit presents a rare chance to secure a prominent presence in a thriving commercial area. Business rates will be assessed if not already completed. Ingoing tenants may qualify for Small Business Rates Relief, and all interested parties are strongly advised to satisfy themselves regarding their potential liability by contacting Sefton MBC's Business Rates Department on 0151 934 4360. For further details or to register your interest, please get in touch. This is a prime opportunity not to be missed.



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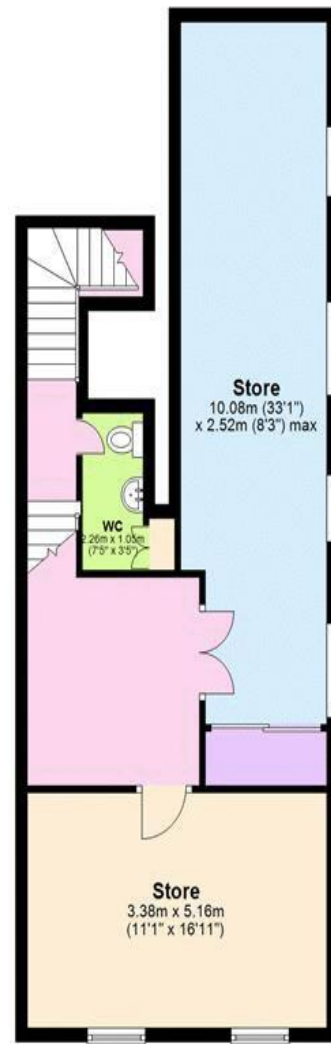


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Ground Floor



First Floor



Additional Information

EPC: To be confirmed by landlord

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at www.ajestateagents.co.uk and navigate to Services > Lettings > Tenant Fees.**

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