



# PARK

CENTRAL 12  
Southport



**COSTA**



**NEXT**

Derby Road, Southport, Merseyside, PR9 0TQ



Subject to Vacant Possession		
Unit 6a1	SQ.FT	SQ.M
GROUND FLOOR	2,775	258
QUOTING RENT	£55,000 pax	
SERVICE CHARGE	£2.13 psf	
RATEABLE VALUE	£42,000	

**DESCRIPTION**

Central 12 Retail Park is a **162,143 sq.ft** modern, purpose-built retail park anchored by a **66,166 sq ft** ASDA Superstore.

**LOCATION**

Southport is a large coastal town located in the north west of England. It is the dominant shopping, leisure and tourist destination for an extensive catchment within the county of Merseyside.

The town is situated approximately 15 miles (24km) south west of Preston, 16 miles (26km) north of Liverpool and 34 miles (54km) north west of Manchester.

**SERVICE CHARGE & INSURANCE**

The units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

**SERVICES**

The units have electricity and water connected.

**PLANNING**

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

**LEGAL COSTS**

Each party is responsible for their own legal costs in connection with the granting of a lease.

**ENERGY PERFORMANCE**

Further information available on request.

**M** **PARK** CENTRAL 12



Sat Nav  
**PR9 0TQ**



**c.8.65 million**  
visitors per annum  
to Southport



**268,000**  
people in primary  
catchment area

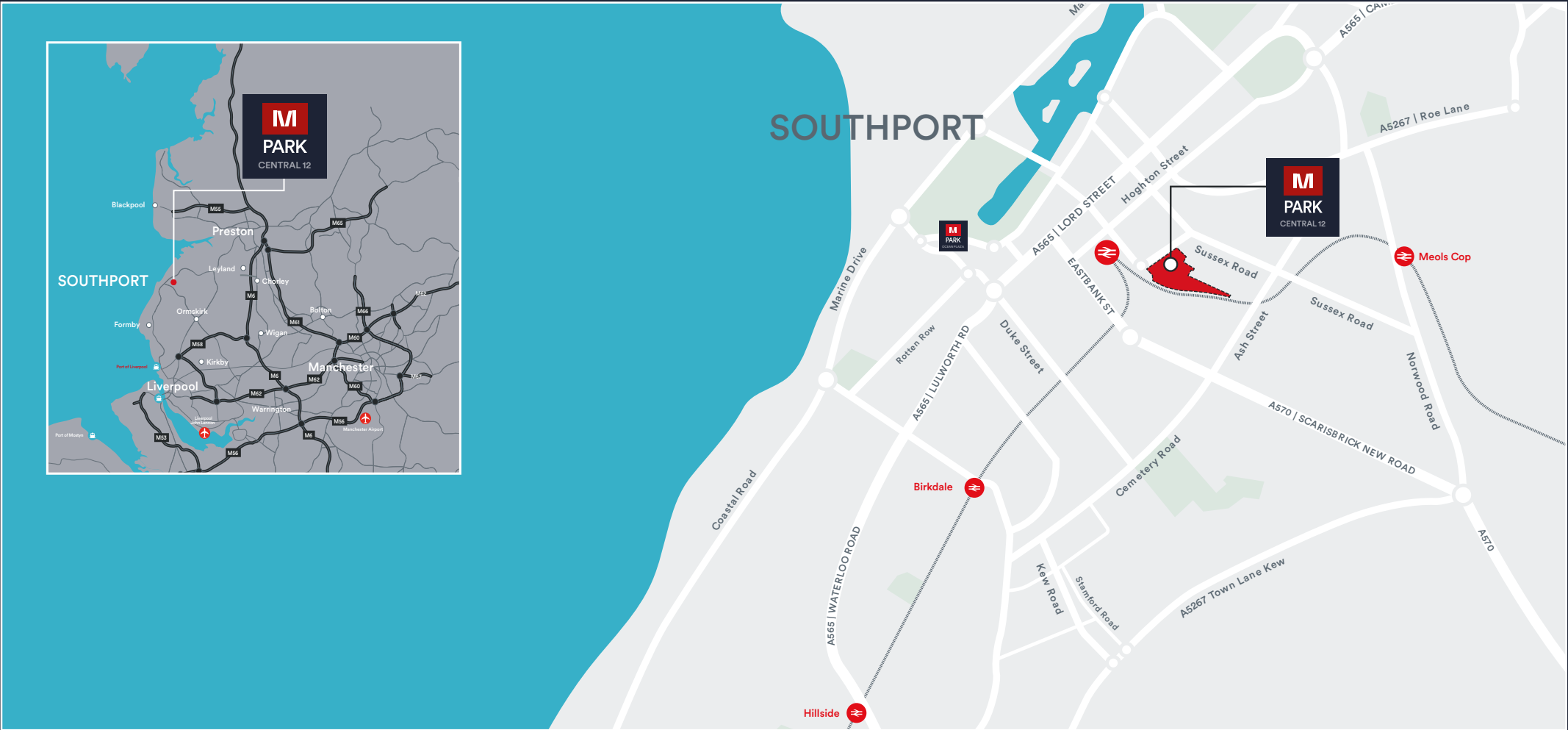


**636**  
Parking spaces



**162,143 sq.ft**  
(8,908 sq.m)





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**VIEWING** Strictly via prior appointment with the appointed agents:

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