# PARK

## CENTRAL 12

## Southport




AVAILABLE UNIT

**1,811 sq.ft**

McDonald's · Boots · b&m · COSTA · ASDA Superstore · The Range Home, Leisure & Garden · JD

Derby Road, Southport, Merseyside, PR9 0TQ

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| Unit 9B | SQ.FT | SQ.M |
|---|---|---|
| GROUND FLOOR | 1,811 | 168 |
| QUOTING RENT | £60,000 pax | |
| SERVICE CHARGE | £2.13 psf | |
| RATEABLE VALUE | POA | |
| RATES PAYABLE | POA | |

## 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.

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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:

McMULLEN REAL ESTATE
020 3058 0200
www.mcmullenre.com
**Mark Crookes** 07831 265072
mcrookes@mcmullenre.com

HARVEY SPACK FIELD
T: 020 7629 9663
www.harveyspackfield.co.uk
**Tom Wyatt** 07718 916870
wyatt@harveyspackfield.co.uk

Owned and managed by
M CORE LCP UK
01384 400123
lcpgroup.co.uk
**Barry Flint** 07825 138755
BFlint@lcpproperties.co.uk