

# TO LET



## 3-5 Liverpool Road, Birkdale, Southport PR8 4AT



1,262 sq ft  
Ground Floor Area



£25,000 pax  
Rent



£17,500  
Rateable Value



D93  
EPC

- Birkdale is a vibrant village which proudly boasts the internationally acclaimed Royal Birkdale Golf Club, an iconic venue that has hosted The Open Championship multiple times
- The property is situated on Liverpool Road next to the Railway Station which links Southport with Liverpool City Centre
- Occupiers in close proximity include Costa and Spar along with numerous bar and restaurants including Bistro Verite, Barrique and Tea Rooms
- The former bank was recently occupied as a beauty/aesthetics salon and comprises ground floor with small basement storage
- South facing external seating area at the front of the building

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## Situation

Birkdale is located less than a mile from Southport, a Metropolitan Borough of Sefton, within Merseyside. Southport is approx. 50 miles North of Liverpool on the Irish Sea Coastline.

Birkdale is a vibrant village which proudly boasts the internationally acclaimed Royal Birkdale Golf, an iconic venue that has hosted The Open Championship multiple times.

The area is surround by nature reserves, beaches, scenic cycle routes and the village is popular as a food and drink destination including a Michelin restaurant (Bistrot Verite) plus traditional pubs, cafés and tea rooms.

Birkdale has excellent transport connections with Birkdale Train Station being on the Northern Line from Liverpool to Southport, buses connecting from Liverpool to Southport running through the village.

## Description

The property is situated on Liverpool Road next to the Railway Station which links Southport with Liverpool City Centre

Occupiers in close proximity include Costa and Spar along with numerous bar and restaurants including Bistro Verite, Barrique and Tea Rooms

The former bank was recently occupied as a beauty/aesthetics salon and comprises ground floor with small basement storage.

There is south facing external seating at the front on the building.

## Area

Ground Floor 1,262 sq ft (117 sq m)

Basement 119 sq ft ( 11 sq m)

## Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

£25,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Rates

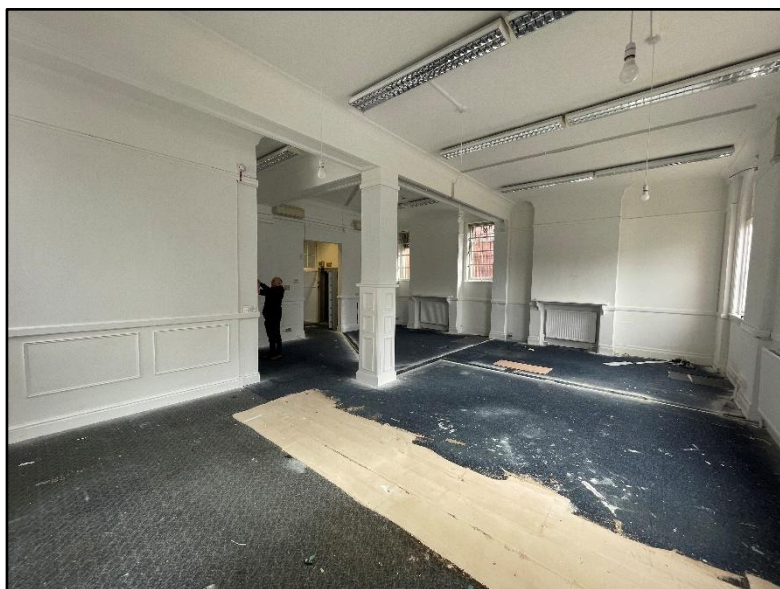
Rateable Value April 2023 Valuation: £17,500

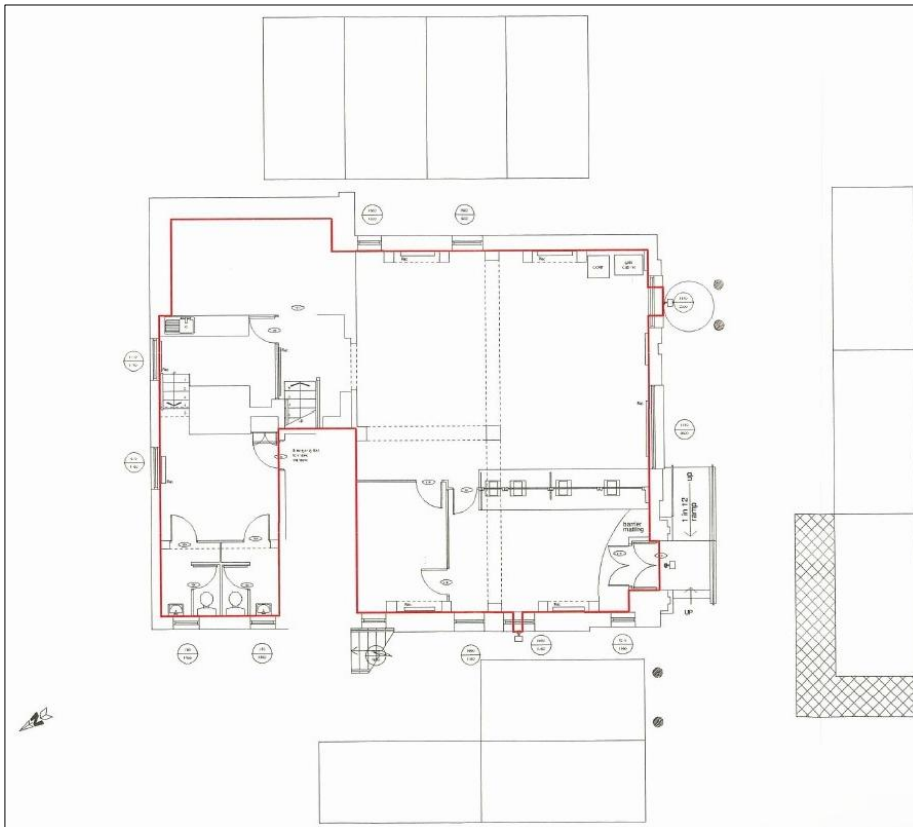
## EPC

D93

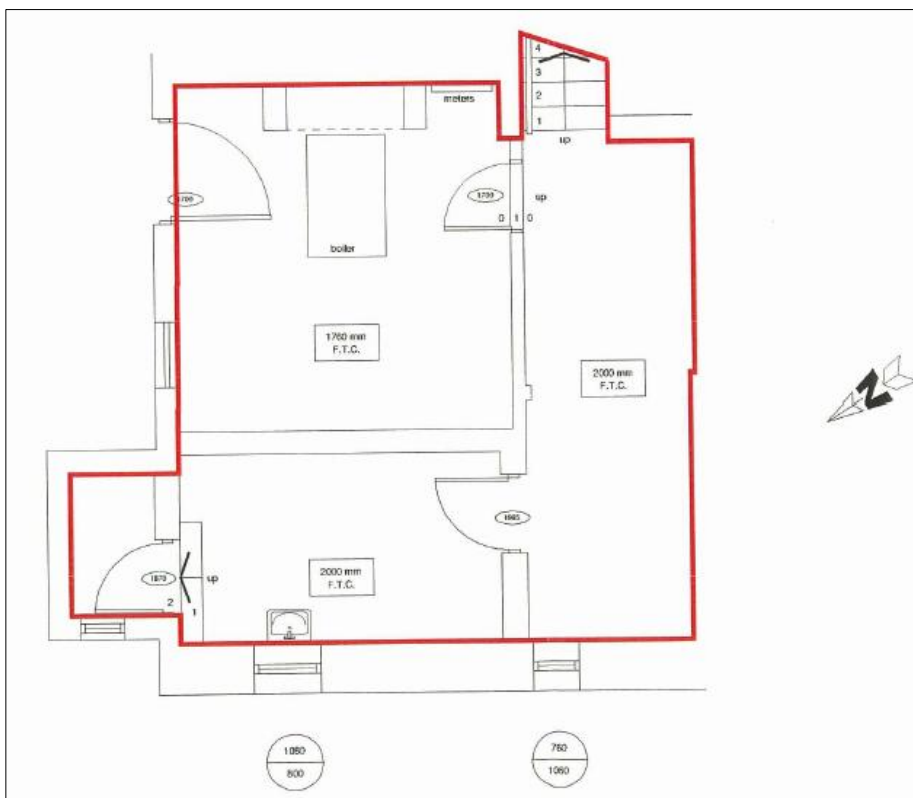
## Legal costs

Each party to be responsible for their own legal costs.





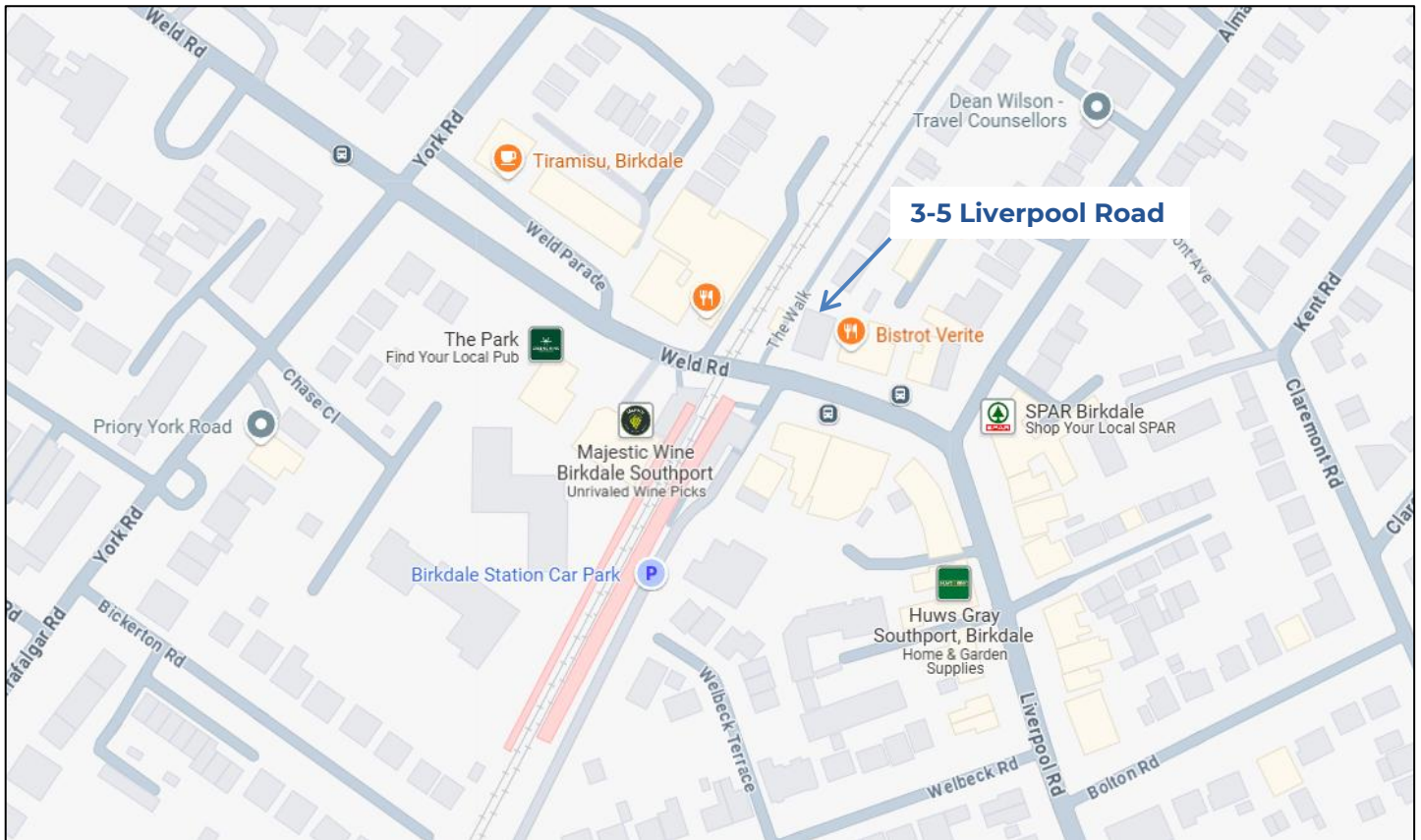
Ground Floor Plan



Basement Plan



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For further information please contact:



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#### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### Disclaimer

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