



The Shakespeare Centre, Retail., 45-51 Shakespeare Street, Southport, PR8 5AB

The property is situated on Shakespeare street within Southport town centre.

Tenure	To Let
Available Size	1,952 sq ft / 181.35 sq m
Rent	£1,301 per month
Service Charge	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- > Excellent location
- > Office space directly above.
- > Suitable for various uses including Retail and Leisure.

Description

The property comprises a detached four-storey office building built originally in the late 1960's/1970's of framed construction. Externally, it is phased with brick and benefits from UPVC double glazing. Internally the property is divided on each floor into a multi-let office building.

The building is currently undergoing a full refurbishment with new windows and communal areas.

Location

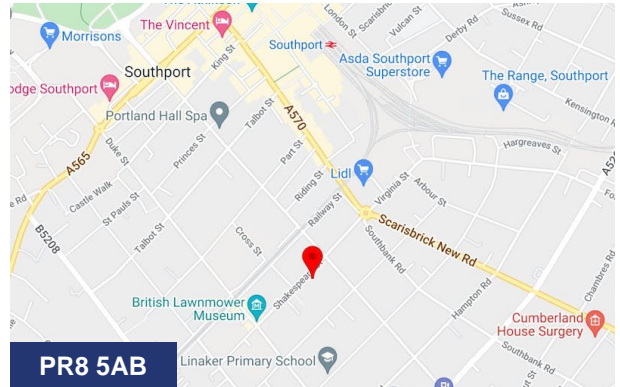
The property occupies a prominent location fronting Shakespeare Street, close to Southport town centre.

The surrounding area is largely residential with Shakespeare Street being the local centre with shops, cafes etc. The street was highlighted recently in a local newspaper as being a "bustling road with real finds and services". Shakespeare Street is a main bus route, being of mixed use, predominantly retail and business services, as well as being home to the newly constructed Salvation Army Headquarters. Shakespeare Street leads to the A570 Eastbank Street which in turn leads to Lord Street and Southport town centre, approximately ½ mile north west of the subject property.

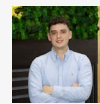
Accommodation

The accommodation comprises of the following

Name	sq ft	Rent	Service Charge
Unit - 3	1,952	£1,301 per month	£2.35 /sq ft



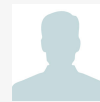
Viewing & Further Information



Richard Cross

0161 220 1999 | 07706353590

Richard.Cross@hurstwoodholdings.com



Constantine Thanopoulos

0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

