

## On the instructions of Stanley Casinos PRIME LEISURE UNIT AVAILABLE

### SOUTHPORT

PROMENADE, SOUTHPORT

#### LOCATION

The subject premises are located in a prominent position on Southport's renowned promenade which overlooks the dramatic coastline and marine lake.

The subject premises are part of The Waterfront scheme which includes a new luxury 4 star Ramada Plaza Hotel with 133 bedrooms and up to 57,000 sq ft of restaurant, cafe, bar and leisure accommodation.

#### ACCOMMODATION

The unit is located on the first floor of the scheme, directly above the retail/leisure accommodation and benefits from an attractive ground floor entrance which can be linked by lifts to the first floor.

There is the ability to install a mezzanine floor of up to 5,000 sq ft within the double height space on the first floor. Likewise, there is scope to increase the size of the smoking terrace on the first floor. The unit extends to approximately:-

Ground Floor Entrance	170 sq m	1850 sq ft
First Floor	1250 sq m	13450 sq ft
Potential Mezzanine up to	465 sq m	5000 sq ft
First Floor Terrace	42 sq m	455 sq ft

#### RENT

The premises are currently let at £166,403 per annum on a lease expiring 17 July 2033.

40 basement car parking spaces are also available at £800 per space, per annum, which can be linked by a lift to the unit above.

#### PROPOSAL

The unit is available by way of either a sub-lease or assignment. Terms upon application.

#### RATES

TBC.

We are advised by the Valuation Office Agency (VOA) that the property is



assessed for rating purposes as a Casino and the property will be re-assessed for any other use.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

#### SERVICE CHARGE

TBC

#### FOR FURTHER INFORMATION

Or to arrange a viewing, please contact:-

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