



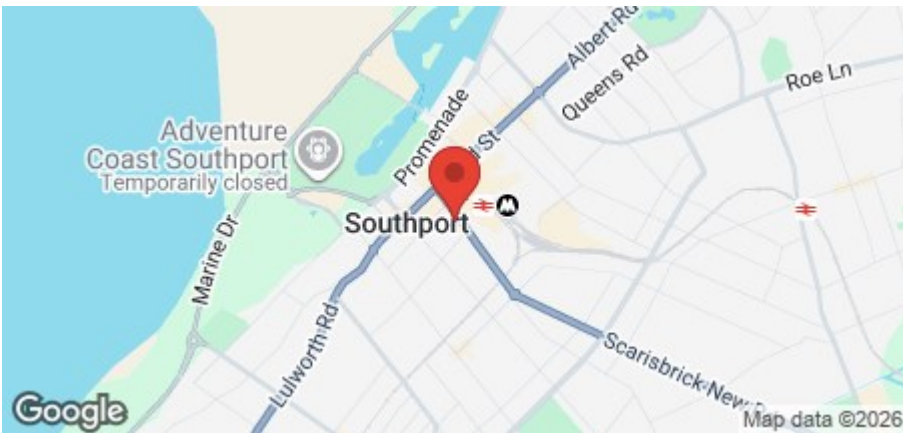
The Forge Brasserie Queen Anne Street, Southport, PR8 1EH

£1,300 Per Month

3161.00 sq ft



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Details

Amco Commercial are delighted to bring to market this truly breathtaking and iconic restaurant premises in the heart of Southport only a few minutes walk from the main shopping street in Southport, available for rent.

The property was occupied for many years by a successful and well-known restaurant.

The property is located on Queen Anne Street which is a small street connecting Market Street and Eastbank Street in the bustling heart of Southport surrounded by a wide variety of restaurants and other food establishments, making this a real destination for people looking to go out for a meal. Ample free on-street parking is available on all the surrounding streets.

The property measures a total of 3,161 sqft between the ground and first floor and consists of multiple seating areas (seating capacity over 100), a catering kitchen, a full size bar with taps, prep rooms, staff rooms, WCs and a manager's office. All fixtures, fittings and kitchen appliances remain in situ with the option to have them removed if preferred, meaning that this walk-in-ready restaurant premises is a very unique opportunity not to be missed.

The property benefits from having a very low rateable value when compared with other premises nearby, meaning very low business rates. The property is not elected for VAT.

The property is connected to gas, electricity and water supplies, is fully alarmed and has electric roller shutters or steel gates/bars over all windows and doors.

The EPC rating for the property is C (66).

Viewings are now welcomed!

## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.

