

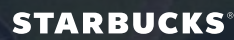


# PARK

## OCEAN PLAZA

Southport

Local Occupiers Include



Marine Drive, Southport, Merseyside, PR8 1SQ





**DESCRIPTION**

The retail park comprises approximately **95,881 sq.ft.** The minimum eaves height to underside haunch is approximately 6.2m with the ability to accommodate mezzanine floors. The units are serviced via a segregated service road.

**LOCATION**

Southport is the dominant shopping, leisure and tourist destination for an extensive catchment in the county of Merseyside. The town is situated on the coast approximately 19 miles (31 km) north of Liverpool, 19 miles (31 km) to the south-west of Preston and 49 miles (80 km) to the 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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| <br>Sat Nav<br><b>PR8 1SQ</b> | <br><b>c.8.65 million</b><br>visitors per annum<br>to Southport | <br><b>268,000</b><br>people in primary<br>catchment area | <br><b>449</b><br>Parking spaces | <br><b>95,881 sq.ft</b><br>(8,908 sq.m) |
|--|--|--|---|--|





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