



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

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

Tenure	To Let
Available Size	200 to 2,767 sq ft / 18.58 to 257.06 sq m
Rent	£250 - £1,618 per month From
EPC Rating	Upon enquiry

### Key Points

- > Excellent location
- > Building Manager
- > Modern Office accommodation
- > Parking facilities

## 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 and finished to the following specification:-

- Painted plastered walls and ceilings/carpeted floors
- Fluorescent strip lighting
- Full gas central heating
- Life access to all floors
- 24 hour access
- Intruder alarm
- CCTV
- Car park with space for 109 cars
- \*All-inclusive packages now exclude utilities.

## Location

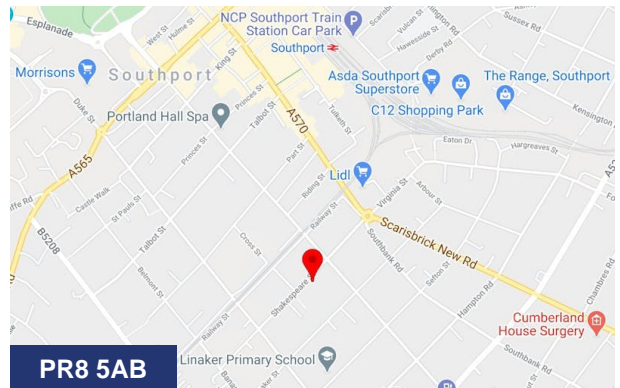
The property occupies a prominent location fronting Shakespeare Street, close to Southport town centre. The surrounding area is largely residential with Shakespeare Street being the local centre with shops, cafes etc. The street was highlighted recently in a local newspaper as being a "bustling road 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

Description	Size	sq ft	Rent	Service charge
Unit 5	804 sq ft	804	£585 /month	£168 /month
Suite 8A	268 sq ft	268	£250 /month	£45 /month
Suite 9	1,152 sq ft	1,152	£666 /month	£336 /month
Suite 10	1,668 sq ft	1,668	£966 /month	£487 /month
Suite 12A	180 sq ft	180	£250 /month	£30 /month
Suite 12B	165 sq ft	165	£250 /month	£28 /month
Suite 12C	170 sq ft	170	£250 /month	£28 /month
Suite 12D	137 sq ft	137	£200 /month	£23 /month
Suite 15 & 16	2,170 sq ft	2,170	£1,618 /month	£632 /month
Suite 15	1,052 sq ft	1,052	£784 /month	£306 /month
Suite 16	1,119 sq ft	1,119	£834 /month	£326 /month
Suite 17B	260 sq ft	260	£250 /month	£43 /month

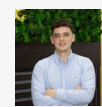
## VAT

All prices quoted are exclusive of VAT.



PR8 5AB

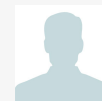
## Viewing & Further Information



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