

Individual Office Suites Available To Let

From £200.00 Per Month

# Fitton Estates

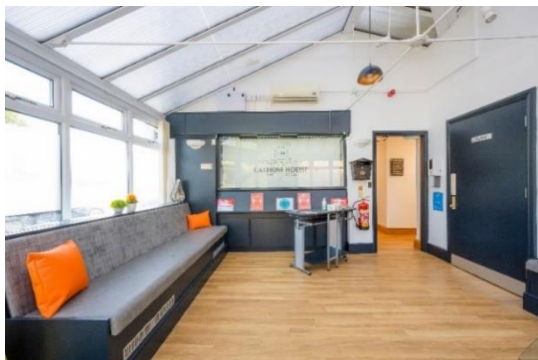
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## Lathom House, 31 Lord Street, Burscough, Lancashire L40 4BZ



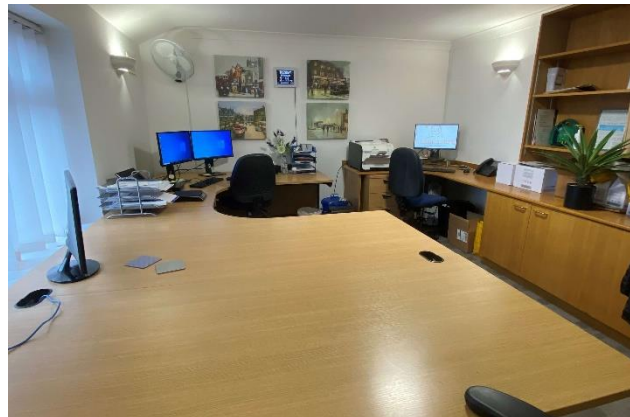
- **Business centre - Individual office suites To Let.**
- **Close to Burscough Town Centre amenities and public transport links.**
- **Flexible 12-month initial terms, scope for longer agreements, by negotiation**
- **Well-appointed starter offices.**
- **On-site car parking available by separate negotiation and subject to availability.**
- 



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**Location:** Lathom House occupies a prominent position at the junction of Lord Street and School Lane, ideally situated in the heart of the picturesque West Lancashire town of Burscough.

Ideally located, the offices are served by a well-connected transport hub, being only a couple of minutes' walk from Burscough Bridge Train Station giving access to the towns of Southport, Wigan, Bolton and Manchester and only a 10 minute walk from the towns other Train Station, Burscough Junction, connecting Ormskirk and Liverpool as well as Preston. The road network is equally well-served being only a 20-minute drive from the M57 and M58 and within half an hour of the M6.



**Description:** Lathom House offers well-appointed office suites which are equally capable of being used as consulting rooms for various allied health professionals. Each suite can be individually secured via an all-inclusive licence agreement offering access during normal working hours Monday to Friday and on Saturday Morning.

The inclusion of utilities and Wi-Fi within the monthly licence cost will be upon a 'fair to all' normal usage basis.

There is a bespoke option for the installation of an Ethernet line to each room, which in turn can accommodate VoIP phone lines and wired broadband, and the landlords can arrange this for an additional cost via their provider.

Each licence agreement would be for a minimum term of 12 months, however, upon agreement, the landlords would be happy to extend this for a longer term should that be the requirement of the incoming licence holder.

Lathom House offers a communal meeting room area and on-site car parking can be available by way of separate negotiation and subject to availability at that time.

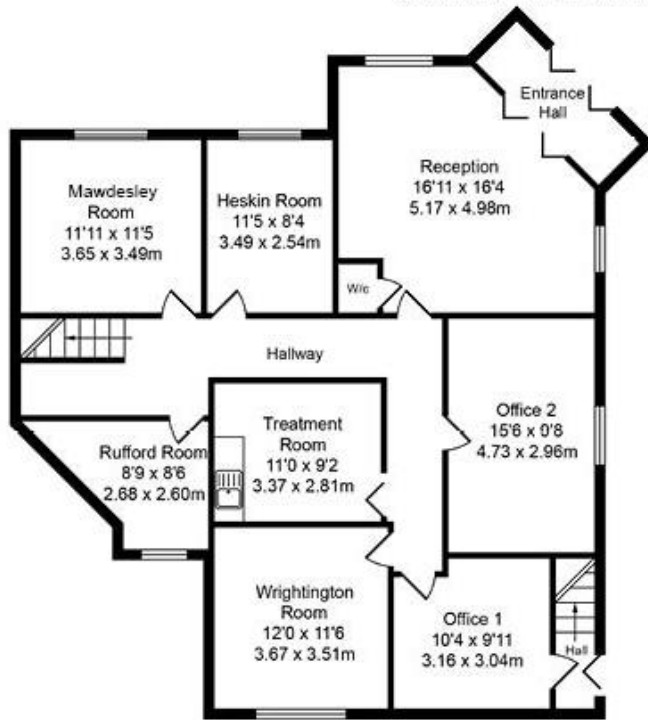




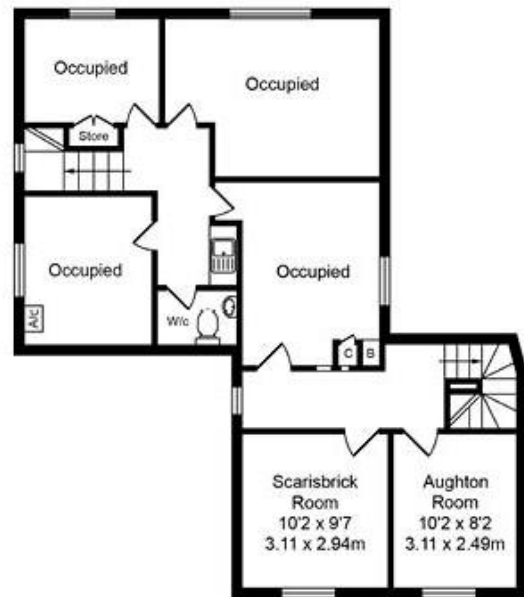
**Accommodation:** Please refer to the enclosed floor plan below for indicative purposes only – not to scale.

### Total Approx. Floor Area 2159 Sq.ft. (200.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor Area 1359 Sq.Ft (126.3 Sq.M.)



First Floor  
Approx. Floor Area 800 Sq.Ft (74.3 Sq.M.)

**Terms:** A service charge may be applied for fair usage of all utilities to be agreed prior to completion of agreement. Free WIFI will be available within the building on a fair usage basis.

Each licence agreement would be subject to a minimum two months' deposit and one month's rental in advance and where possible and appropriate, two trade references.

**Licence Fee:**

**Ground Floor**

|                   |  |
|-------------------|--|
| Heskin Room       | £200.00 per month  |
| Mawdesley Room    | £285.00 per month  |
| Treatment Room    | £215.00 per month (Treatment Couch and Medical Grade Fridge available) |
| Wrightington Room | £285.00 per month  |
| Office 1          | £220.00 per month  |
| Office 2          | £250.00 per month  |

**First Floor**

|                  |                   |
|------------------|-------------------|
| Scarisbrick Room | £255.00 per month |
| Aughton Room     | £215.00 per month |

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective tenant.

**VAT:** We understand VAT will not apply to the rental.

**Legal:** The landlords propose to use a template licence agreement.

**Business Rates:** We understand the suites are to be separately assessed and that subject to meeting the necessary criteria occupiers may benefit from small business rates payment.

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

**Details Prepared 25 February 2022**

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