

Well Appointed Southport Town  
Centre Offices

To Let : From £4,800 per annum  
plus VAT

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Hesketh Mount, Lord Street, Southport, Merseyside, PR8 1JR**



- Well Appointed Town Centre Offices
- Southport Central Lord Street Location and Views
- Shared Kitchen & WC
- Lift Access to all Floors
- Flexible Lease Terms Available



Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
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**Location:** The subject premises are situated to the heart of Lord Street Boulevards, the renowned shopping location to Southport town centre.

The premises are found near Lord Street's junction with Eastbank Street, which is also one of the main thoroughfares in to the town centre and part of the prime commercial area. The offices are situated adjacent to the boutique Vincent Hotel.

**Description:** Well appointed town centre offices.

The offices provide a good specification including kitchen, W.C., carpet flooring, perimeter telecoms & trunking.

The offices are furthermore accessible either via stairs or lift which is situated beyond the ground floor reception area.

We understand 24 hours access to the suites is available with reception service available from 9.00am to 5.00pm Monday to Friday.



**Accommodation and Rent:**

Office 2 & 7: Available at £695 pcm plus VAT (£8340 per annum plus VAT). Both suites overlook Lord Street and Bandstand, situated on first and second floors. We understand the suites extend to approx. 323 Sq Ft each. We understand no deposit will be required and that wired internet, Wi-Fi, water rates, electricity and waste collection are included within the rental.

Offices 3 & 11: Available at £400 pcm plus VAT (£4,800 per annum plus VAT). Both suites are situated on the first floor with lift access. We understand the suites extend to 129 sq ft each. We understand no deposit will be required and that wired internet, Wi-Fi, water rates, electricity and waste collection are included within the rental.

Office 3a: Available at £650 pcm plus VAT (£7,800 per annum plus VAT). Situated on first floor with lift access featuring two large sash windows.

**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.

**VAT:** All prices and rentals where quoted are exclusive of and are subject to VAT.

**Legal:** Ingoing tenants will be responsible for their own legal fees.

**Business Rates:** We understand any business rates payments (if applicable) are the Occupiers responsibility, but they may qualify for Small Business Rates Relief subject to meeting the necessary criteria.

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

**Details Prepared 11 December 2023**

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