

TO LET

£7,200 plus VAT per annum

First Floor Town Centre Offices

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

First Floor Office, Victoria Court, 1 London Street, Southport, PR9 0UF



- Well Presented First Floor Town Centre Offices
- Available by way of a New Lease on Terms to be Agreed
- First Floor Available at £7,200 plus VAT per annum (Approx 777 Sq Ft)



Pictures provided Indicative purposes only

Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Description: Victoria Court is located on London Street in the heart of Southport town centre. Southport railway station is within a 3-minute walk from the site.

Victoria Court offers a unique opportunity for a small and medium sized business to lease office suites. Availability is summarized below.

Accommodation: We understand the accommodation extends to approximately the following:

Floor	Size	Status
First	777 Sq Ft	Available

Please note floorplans are provided for indicative purposes only.

Rent: The property is available by way of a new lease on terms to be agreed at the following rents:

First Floor: £600 per calendar month plus VAT

All rents are inclusive of one telephone line, broadband & service charge (communal cleaning twice per week). Office furniture and additional phone lines are available upon request.

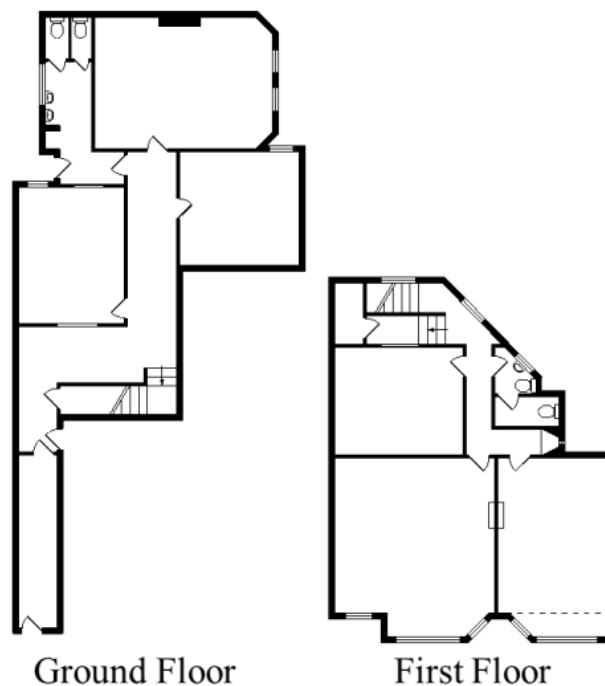
Electricity usage is separately metered and recharged on a consumption basis.

VAT: We are advised by the landlord that VAT will be applicable.

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

Business Rates: We understand the suites have been separately assessed for rating purposes. Further details available on application.

Viewing: Strictly by appointment made via the joint agents, Fitton Estates 01704 500345 and McComb Property Co



Details Prepared 28 September 2022

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