

Self Contained Offices

To Let: £15,400 Per Annum

Exclusive

Available by way of Assignment or
New Lease

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

First Floor Offices, 31 - 33 Hoghton Street, Southport, PR9 0NS

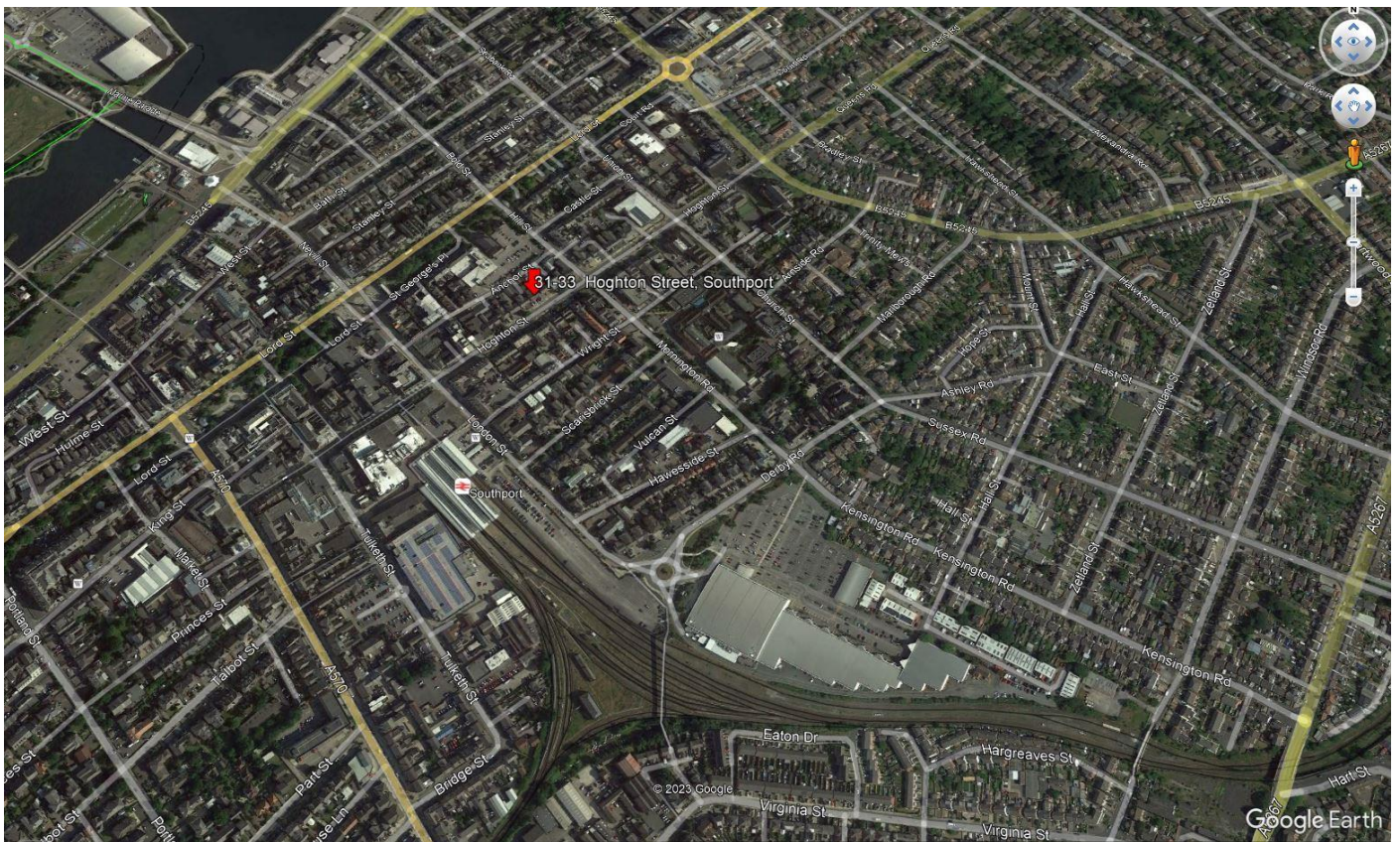
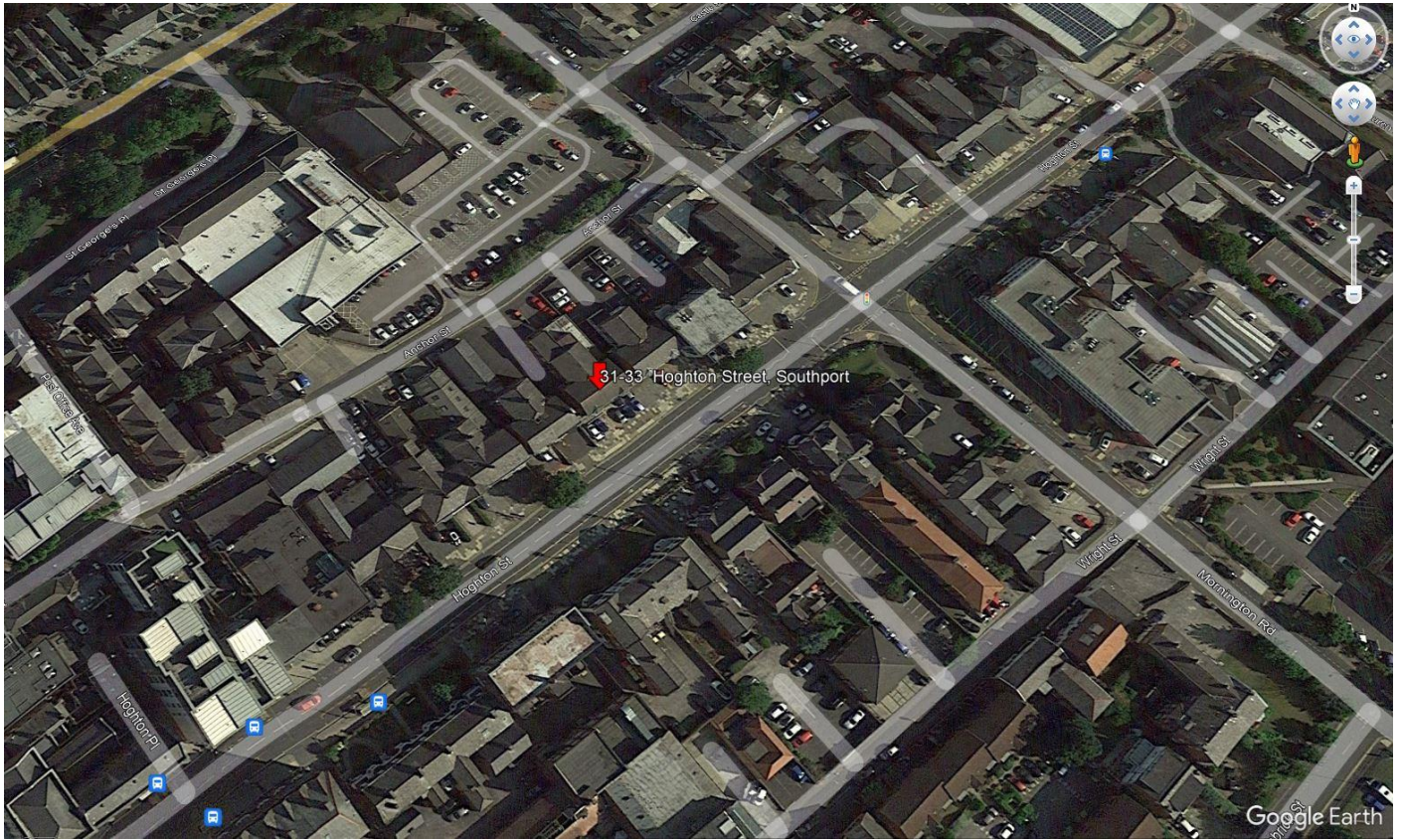


- Self Contained Offices within Southport's Recognised Professional, Medical & Legal Office District
- Approximately 1,396 Sq ft NIA with 5 Car Parking Spaces Demised
- Dedicated Entrance off Hoghton Street with Fascia Signage
- Available by way of Assignment or New Lease
- Additional Car Parking Available on separate licence



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

Location: The subject offices occupy the first floor of the property, situated to Hoghton Street, Southport Town Centre which is close to the transport, retail and leisure amenities of the town. The offices are also located to the towns primary professional, legal and medical office district.



Description: The accommodation has a dedicated ground floor entrance off Hoghton Street, with box fascia signage above.

Stairs lead to the first floor landing which provide access into a variety of private offices in addition to a meeting room and larger open plan offices to the rear of the building.

The offices have male & female WC's and separate kitchen, which houses the boiler for the gas central heating.

Typical internal specification provides suspended ceilings, incorporated recessed louveres, carpet and carpet tile floor coverings and painted plastered walls.

Externally 5 car parking spaces are provided, accessed off Anchor Street to the rear of the property and close to the entrance for Sainsbury's car park.

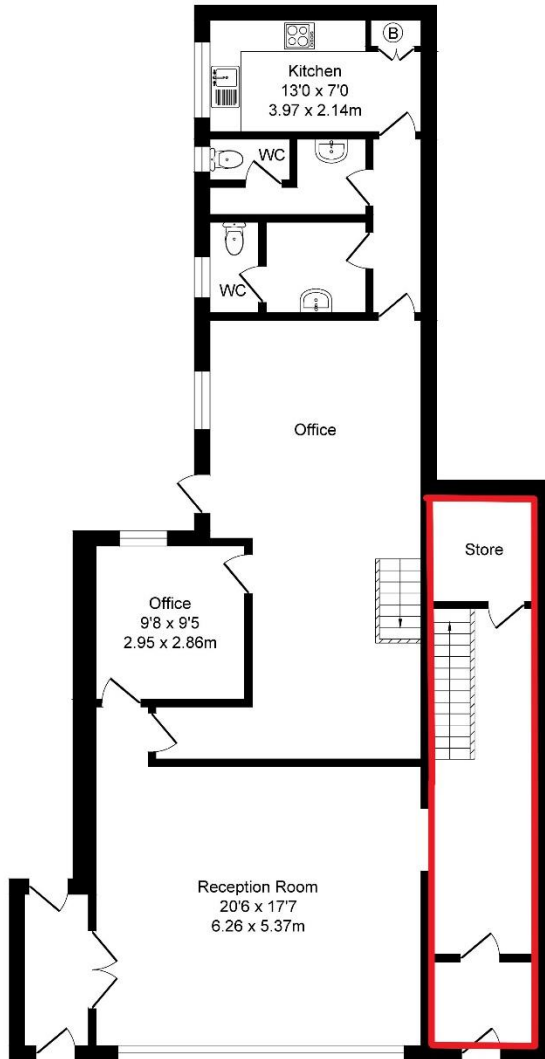


Accommodation: We understand the property provides approximately 1,396 Sq Ft NIA plus basement storage area.

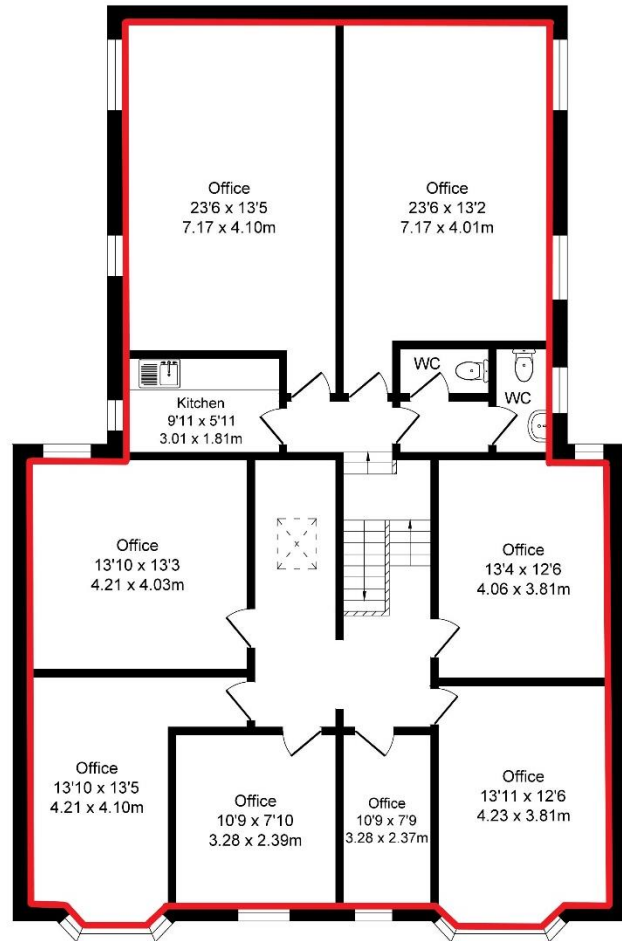
Red line provided for indicative purposes only.

Total Approx. Floor Area 3183 Sq.ft. (295.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 1383 Sq.Ft (128.5 Sq.M.)



First Floor
Approx. Floor Area 1800 Sq.Ft (167.2 Sq.M.)

Please note 5/6 additional car parking spaces can be available by way of separate negotiation at approximately £630 per annum each.

Terms: Available by assignment of the existing lease or by way of a new lease on terms to be agreed.

Rent: £15,400 per annum exclusive of all other outgoings.

VAT: We understand VAT will be applicable to the rent.

Legal: Each party will be responsible for their own legal costs incurred.

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

Business Rates: The rateable value as of April 2023 is £14,500.

The tenant would be responsible for the payment of Business Rates.

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

Details Prepared 05 April 2023

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