

Available By Way Of A Sublease

TO LET

£9,000 per annum

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

31 Hoghton Street, Southport, Merseyside PR9 0NS

Red line provided for indicative purposes only

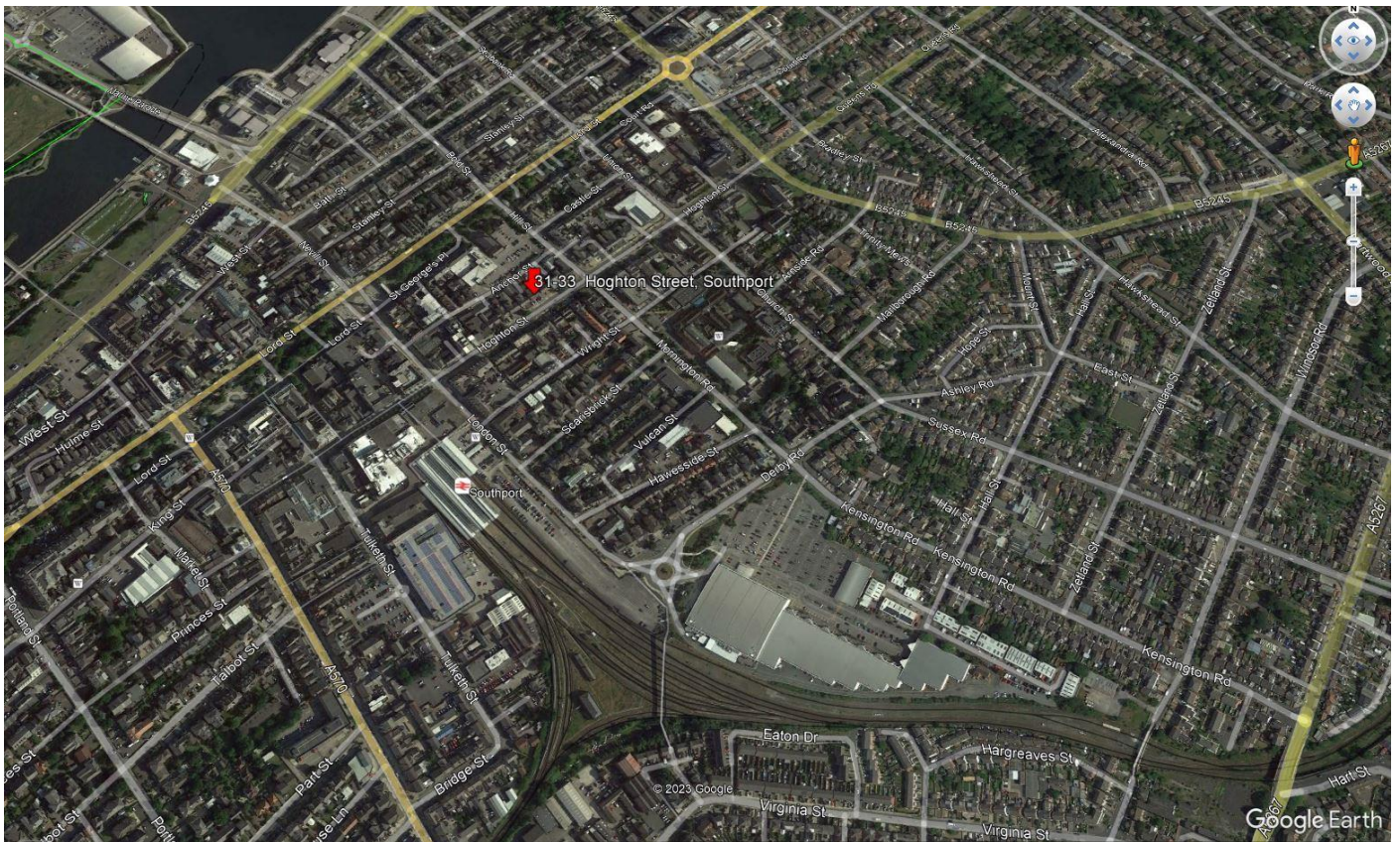
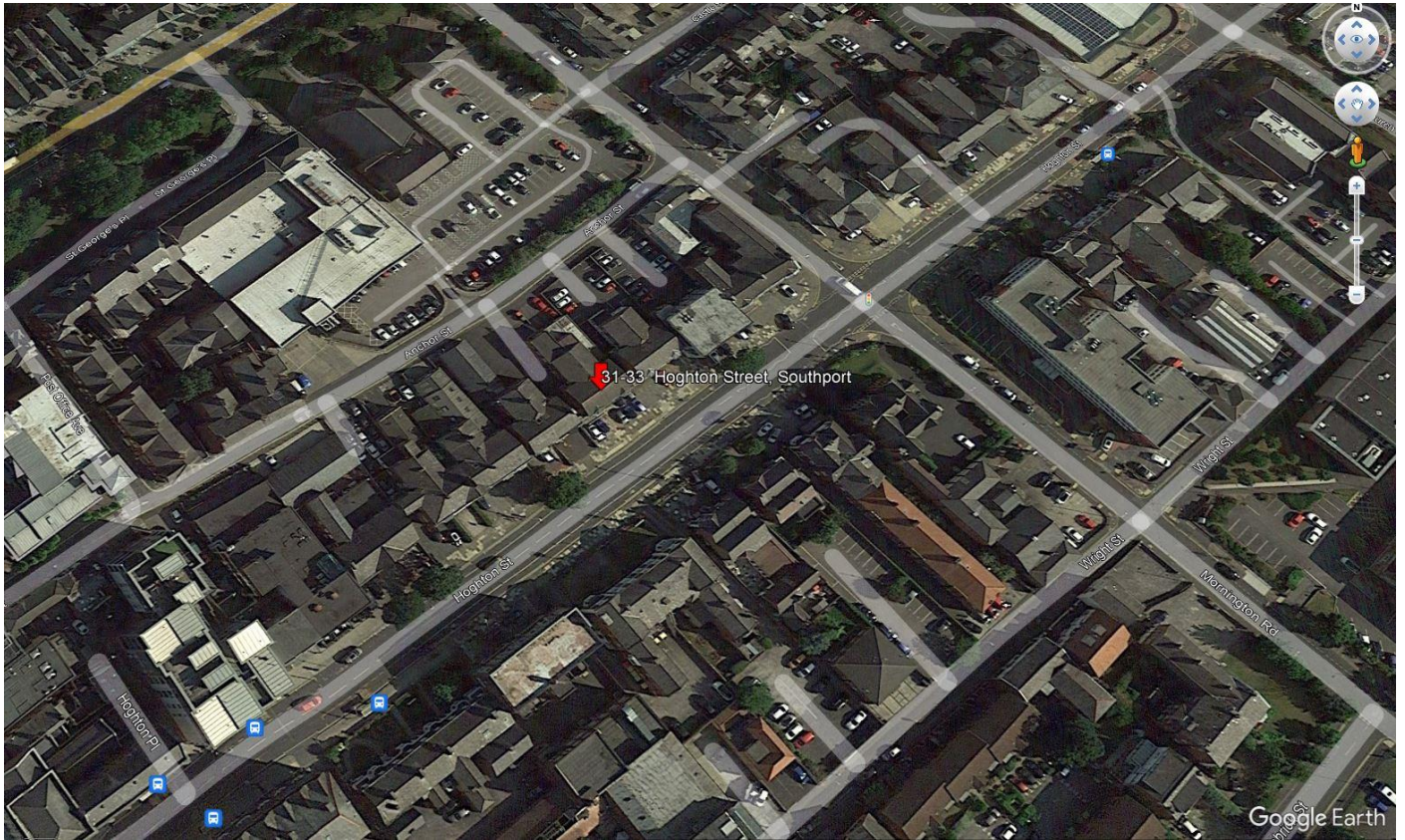


- Self-Contained Ground Floor A2/Professional office/retail unit.
- Approximately 836 square feet plus three car parking spaces included.
- Glazed shopfront and separate pedestrian door.
- Business district location.
- Available by way of a sublease on terms to be agreed.
- Additional car parking also potentially available by way of separate licences.



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

Location: The subject was historically a former bank and comprises a self-contained professional office/retail unit to Hoghton Street, which colloquially is known as the town's primary business district location.



Description: A self-contained ground floor professional office/retail unit with glazed shopfront, with fascia signage above and separate pedestrian door access leading into primarily open plan front office, with a series of private offices, kitchen and WC to the rear. Externally, we understand five car parking spaces are provided within the existing sublease. This car park is accessed off Anchor Street to the rear of the property opposite the entrance to the Sainsbury's Car Park.

Please note we understand approximately five/six additional car parking spaces could be available by way of separate negotiation at approximately £630.00 per annum each.



Terms: The property is available by way of a sublease (of the existing sublease) at a rental of £9,000 per annum, a copy of the existing sublease is available on request.

Rent: The current rent passing is £9,000 per annum exclusive of all other outgoings.

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.

VAT: We understand VAT will not be applicable to the rental.

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

Business Rates: The Rateable Value as at April 2023 is £9,500. If applicable, the tenant would be responsible for the payment of Business Rates.

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

Accommodation: We understand the property provides approximately 836 square feet NIA.

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Houghton Street

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.



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

Details Prepared 05 April 2023

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