

TO LET

£8,950 per annum

Self-Contained Ground Floor
Professional Office/Retail Unit

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

33 Hoghton Street, Southport, Merseyside PR9 0NS

Red line provided for indicative purposes only

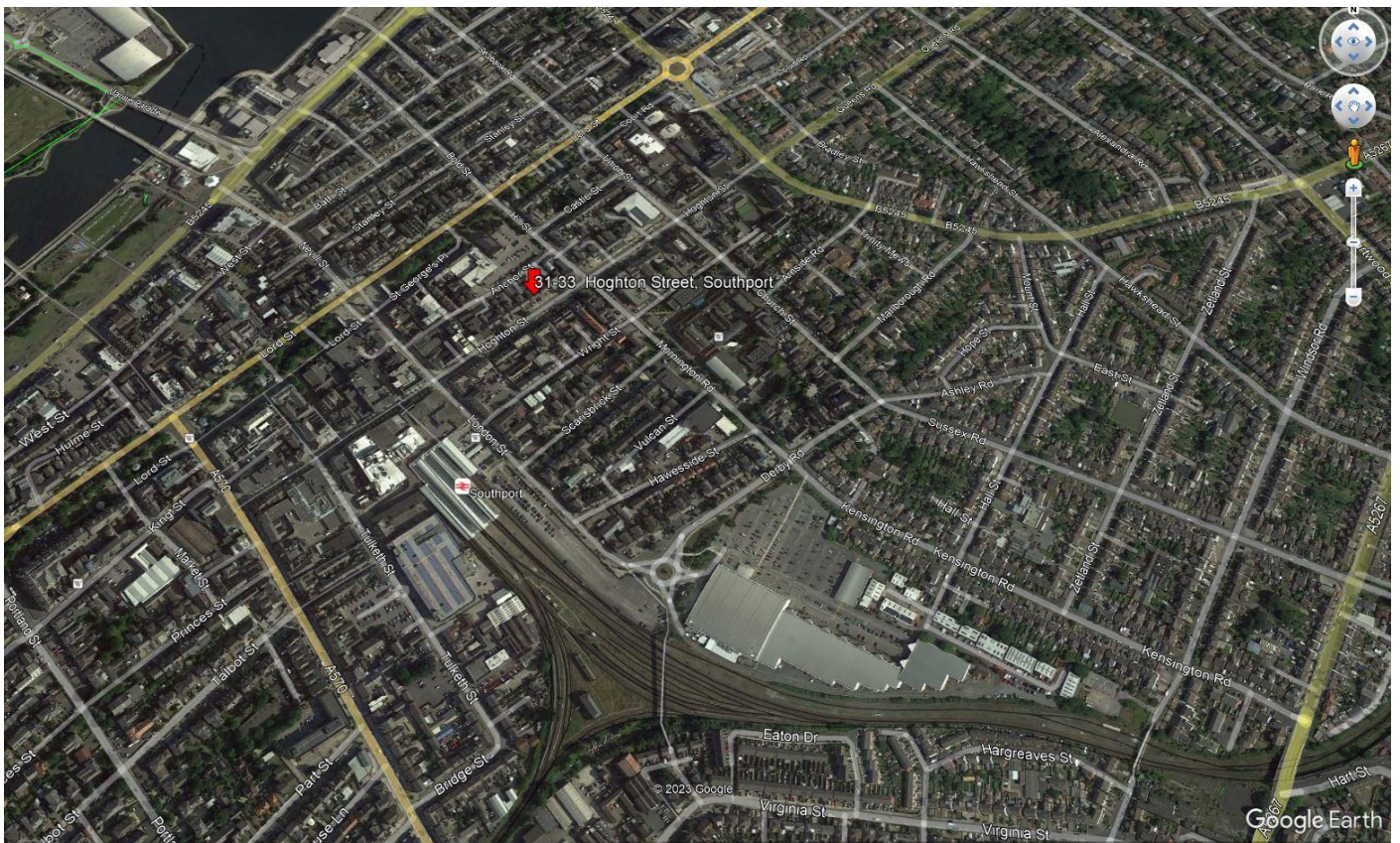
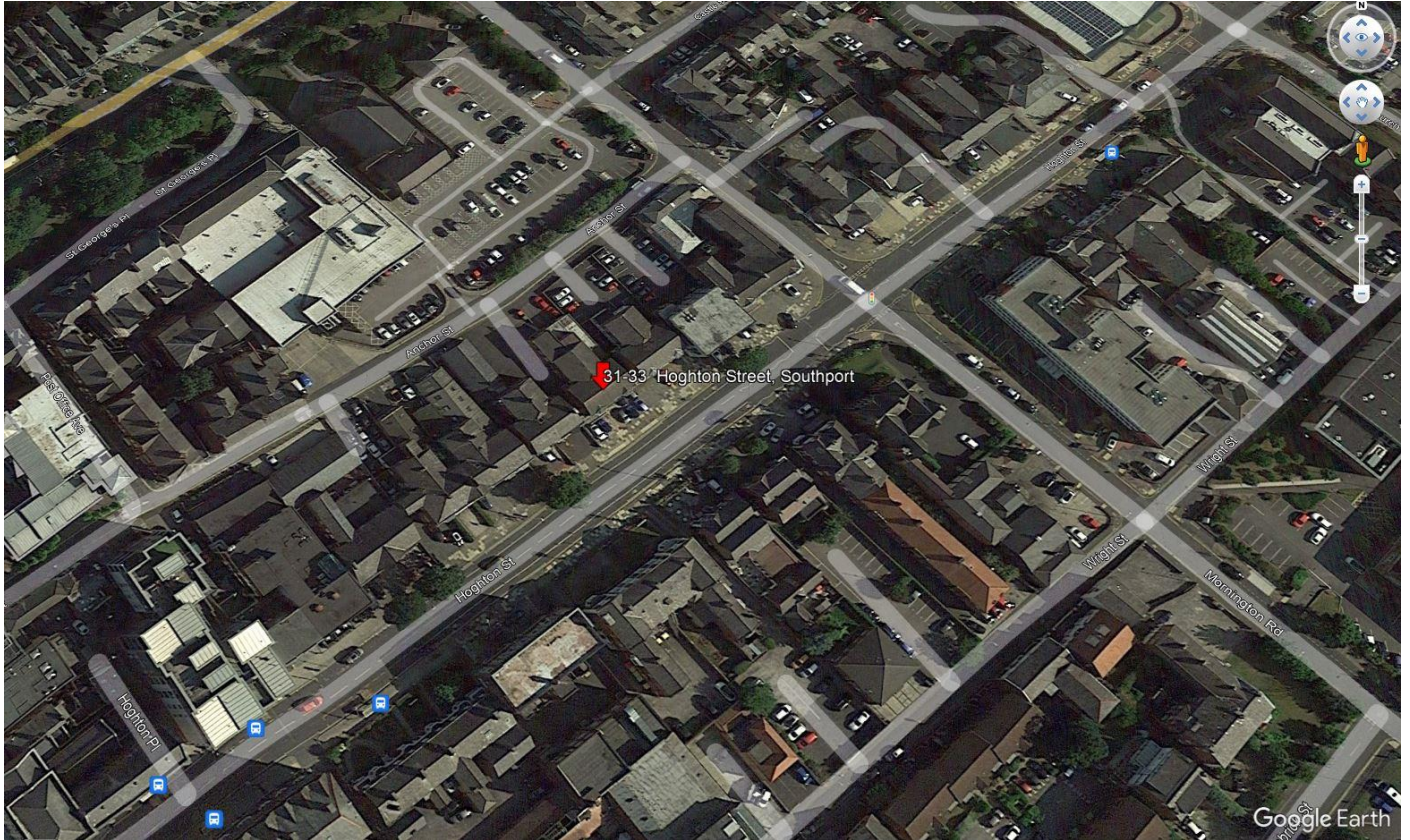


- Self-contained ground floor professional office at a recognised Hoghton Street address.
- Approximately 627 square feet NIA with one car parking space.
- Glazed frontage with central pedestrian door and fascia signage above.
- Available by way of a new lease or assignment.
- Additional car parking also available by way of separate licence.



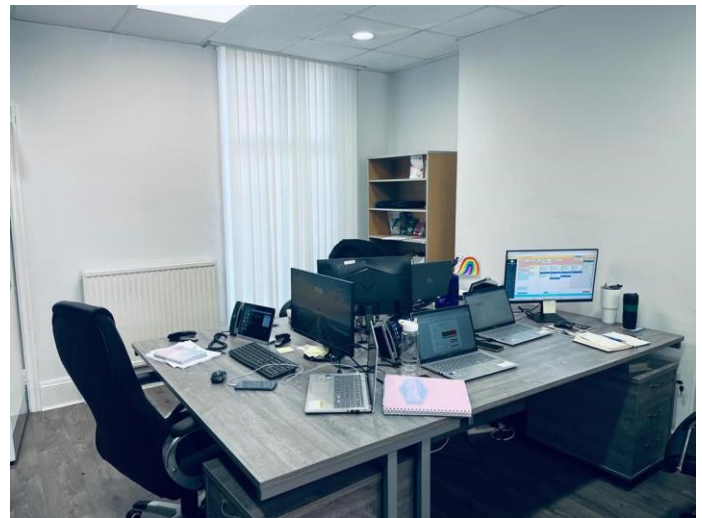
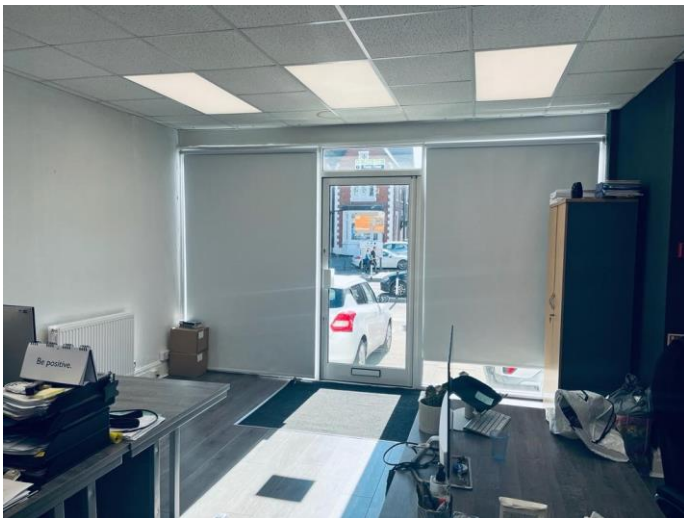
Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The subject office is situated to the ground floor of 33 Hoghton Street, Southport Town Centre, which is close to the transport, retail and leisure amenities of the town. The Hoghton Street location is also colloquially known as the town's primary professional, medical and legal location.



Description: The self-contained ground floor unit has a fully glazed frontage to Hoghton Street, with central glazed pedestrian door, with substantial box fascia signage above. Internally, the accommodation is primarily open plan with kitchen and WC facilities situated to the rear. Typical internal specification provides for carpet floor coverings, painted walls. Externally, one car parking space is provided accessed off Anchor street to the rear of the property and close to the entrance for Sainsbury's Car Park.

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



Accommodation: We understand the property provides approximately 627 square feet NIA.

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

Rental: £8,950 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 rent.

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

Business Rates: The tenant would be responsible for the payment of business rates, if applicable. The Rateable Value as of April 2023 is £6,200.

EPC: A copy of the Energy Performance Certificate is available upon request.

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

Details Prepared 05 April 2023

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