

TO LET

First Floor Office Accommodation

£10,000 per annum exclusive.

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

First Floor Office, Suite 2, 43-45 Hoghton Street, Southport, Merseyside, PR9 0PG

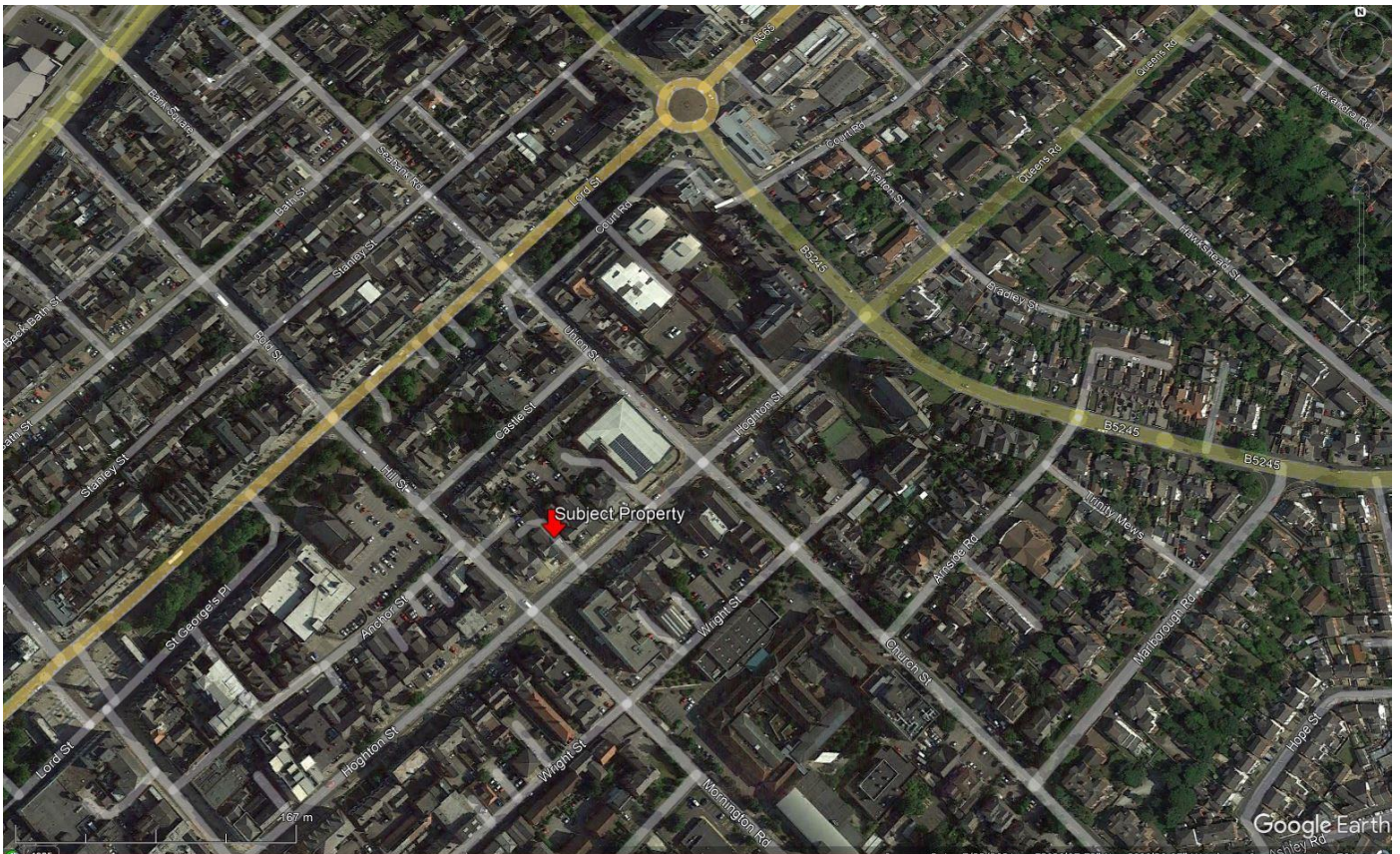


- Well appointed first floor office accommodation.
- Southport Town Centre.
- Recently refurbished and decorated to a high standard.
- Approximately 620 square feet NIA.
- Available by way of a new lease - Terms to be agreed.
- No VAT on rental.



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

Location: The subject office is located to the first floor at 43-45 Houghton Street in an area that is locally known as the primary location for legal, professional and medical occupiers.

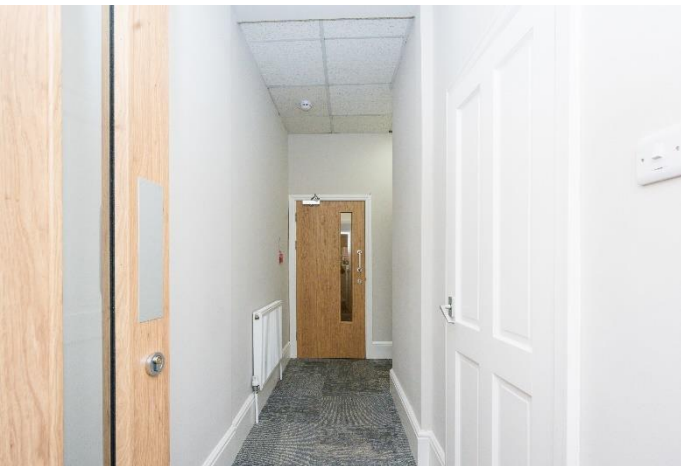


Description: Well appointed first floor office, available by way of a new lease.

Accessed to the side of the property, an attractive entrance leading up to suite 2 which offers four rooms, although one room could be utilised as a kitchenette. The office space has recently undergone refurbishment works to a modern and high standard. Typical specification comprises of suspended ceilings incorporating recessed lighting, painted walls, carpet floor coverings throughout and gas central heating.

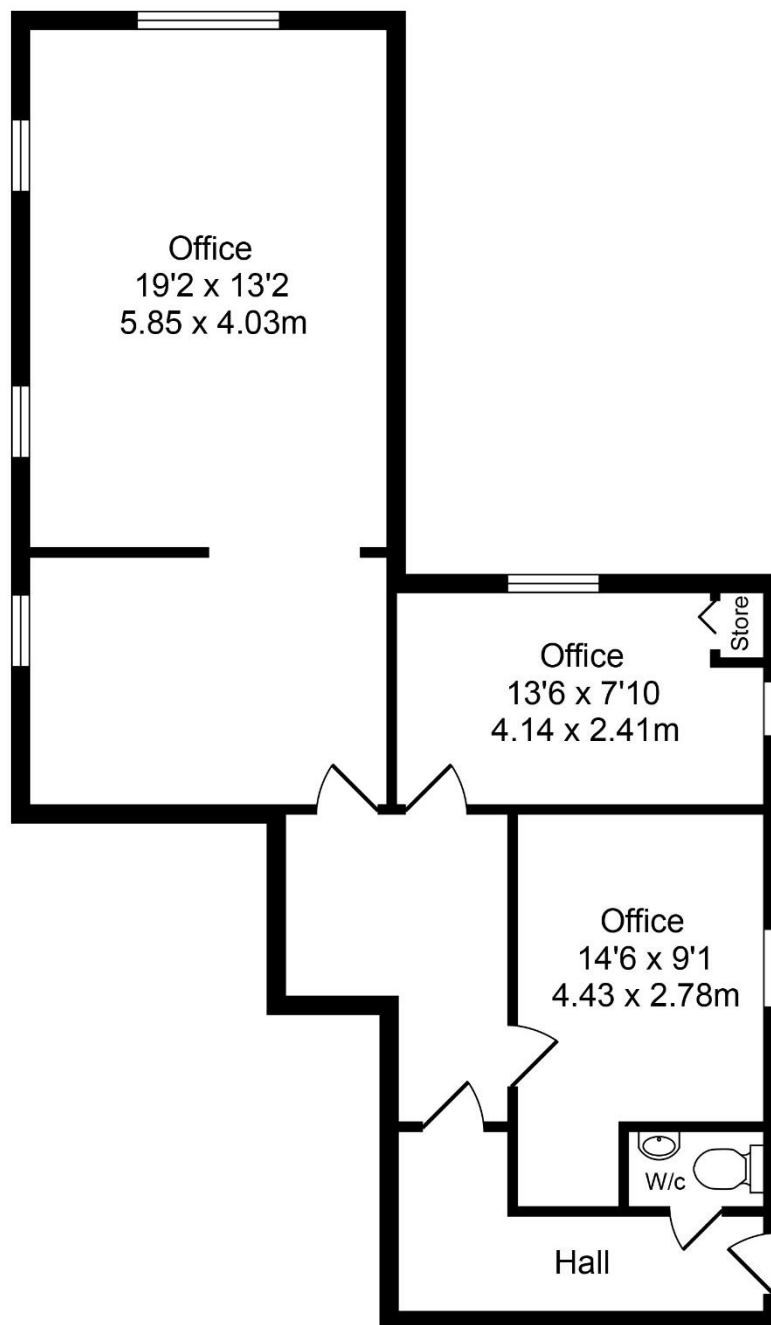
We understand the office is individually metered for electricity, gas will be based on a percentage of occupation and other utilities such as water rates will be on an open book pro rata basis.





Accommodation: We calculate that the property provides approximately 620 square feet NIA of office accommodation.

Please refer to the floor plan below - not to scale and for indicative purposes only.



Rent: £10,000 per annum, exclusive of all other outgoings.

VAT: We understand VAT will not apply to the rental.

Terms: Available by way of a new lease. Terms to be agreed. Deposit and references may be required.

Legal: Each party is to be responsible for their own legal costs.

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 of the prospective tenant.

Business Rates: The tenant will be responsible for the payment of business rates, if applicable.

From our investigations of the Valuation Office Agency, we are advised the Rateable Value effective from 1 April 2023 is as follows: Offices and Premises £5,700.

We advise interested parties should contact Sefton MBC (01704 533133) to qualify the likely payments and reliefs.

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

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

Details Prepared 17 April 2023

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