

Warehouse/Office Accommodation

To Let: £14,950 Per Annum

Fitton Estates

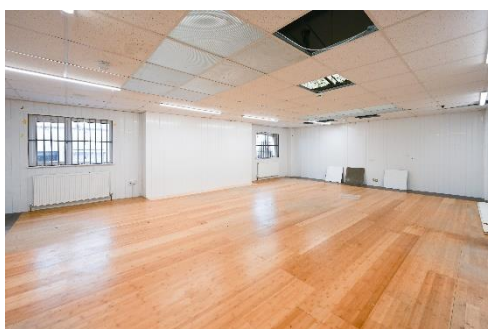
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 2, Stephenson's Way, Formby, Merseyside L37 8EG



- Self-Contained Warehouse With Offices.
- Trade Counter/Retail Potential (subject to the necessary consents).
- Previously Smart Phone Refurbishment Business
- Roller Shutter Access And Secure Pedestrian Door Entrances.
- Parking Area to Front.
- Available With The Benefit Of A New Lease.
- Approximately 2,232 Square Feet GIA. over Ground and First Floor.



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

Location: The subject premises are located to Stephenson's Way Industrial Estate adjacent to the Tesco Superstore in Formby, Merseyside. The Estate provides direct access onto the A565 with the motorway network (M57/M58 beyond).



Description: Mid terrace warehouse with first floor office accommodation that was previously a Smart Phone Refurbishment Business. The premises are accessed via a roller shutter door or via a secure pedestrian access door.

Internally, the ground floor warehouse is arranged open plan which was previously utilised as a gunsmiths for retail and display with further partitioned area to the rear. Additionally, there are kitchen/canteen and WC facilities. The first floor offices provide three private offices and a separate kitchen and w.c. The typical specification of the offices provides for a laminate floor covering, plastered and painted walls, suspended ceilings and fluorescent strip lighting.

Externally, there is an parking area/yard area.

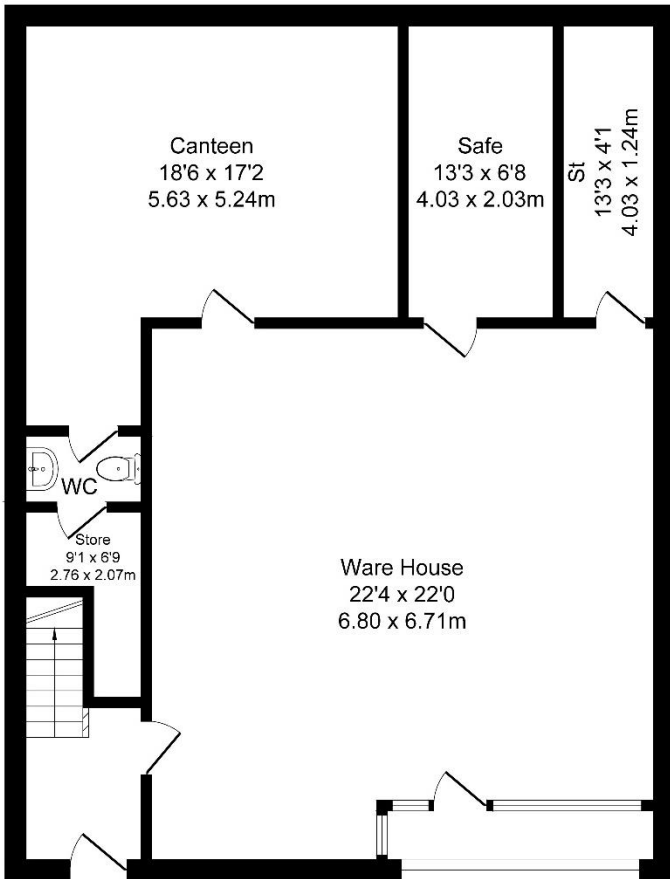


Accommodation: We understand the property provides the following gross internal area Approx 2,232 Sq Ft GIA.

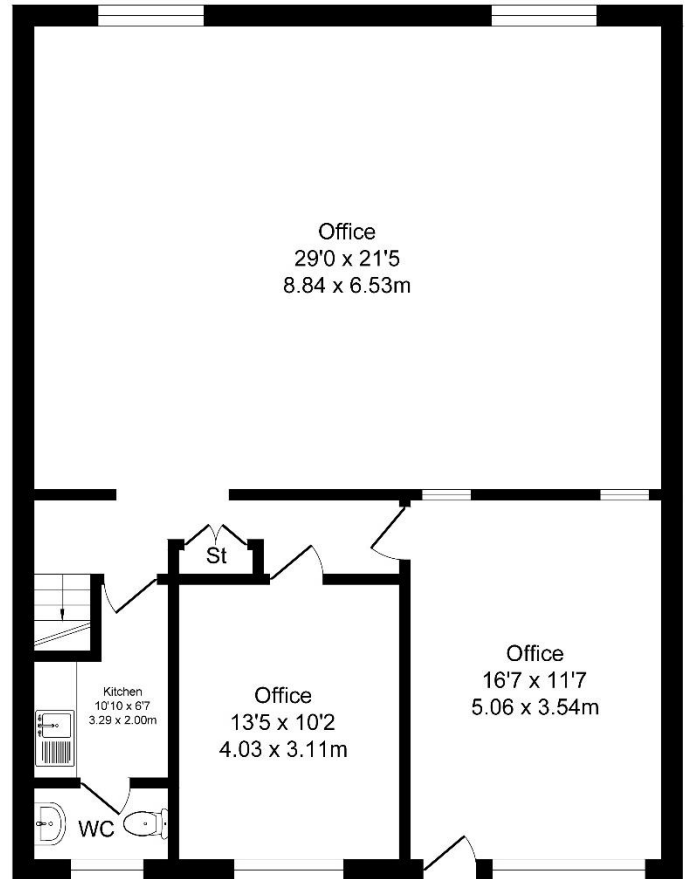
Stephenson Way

Total Approx. Floor Area 2232 Sq.ft. (207.4 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 1116 Sq.Ft
(103.7 Sq.M.)



First Floor
Approx. Floor
Area 1116 Sq.Ft
(103.7 Sq.M.)

Terms: A new minimum three year lease will be available on terms to be agreed. Deposit and references will be required.

Rent: £14,950 per annum exclusive of all other outgoings.

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

VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: The ingoing tenant would be responsible for their own legal fees incurred in the preparation of the lease.

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

We recommend all prospective tenants contact Sefton MBC on 01704 533 133 to qualify whether their likely business rates payments or indeed whether they may qualify for Small Business rates exemption.

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 28 March 2024

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