

Self Contained Town Centre Offices

TO LET

£12,000 Per Annum

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**35 Castle Street, Southport, Merseyside, PR9 0NR**

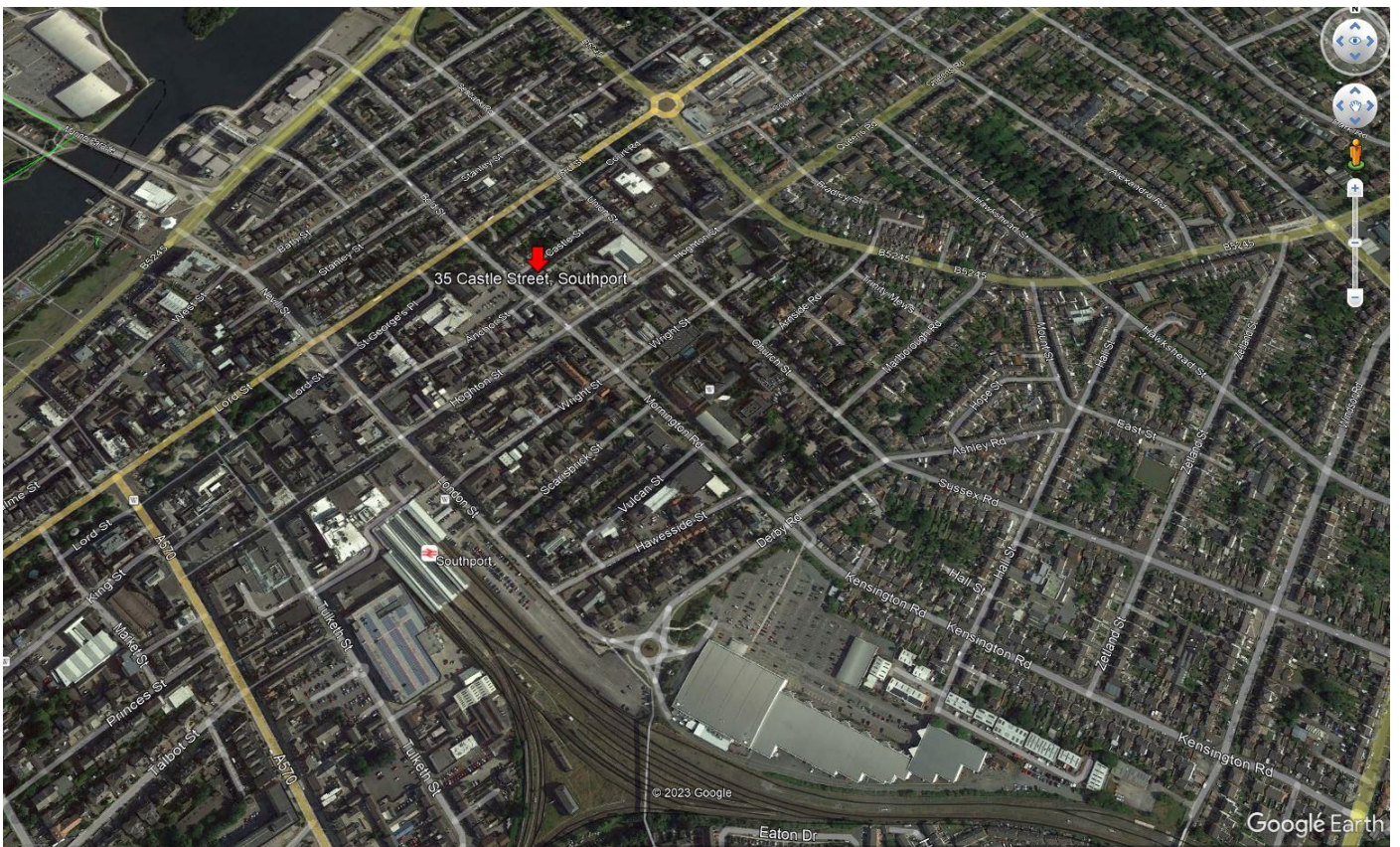
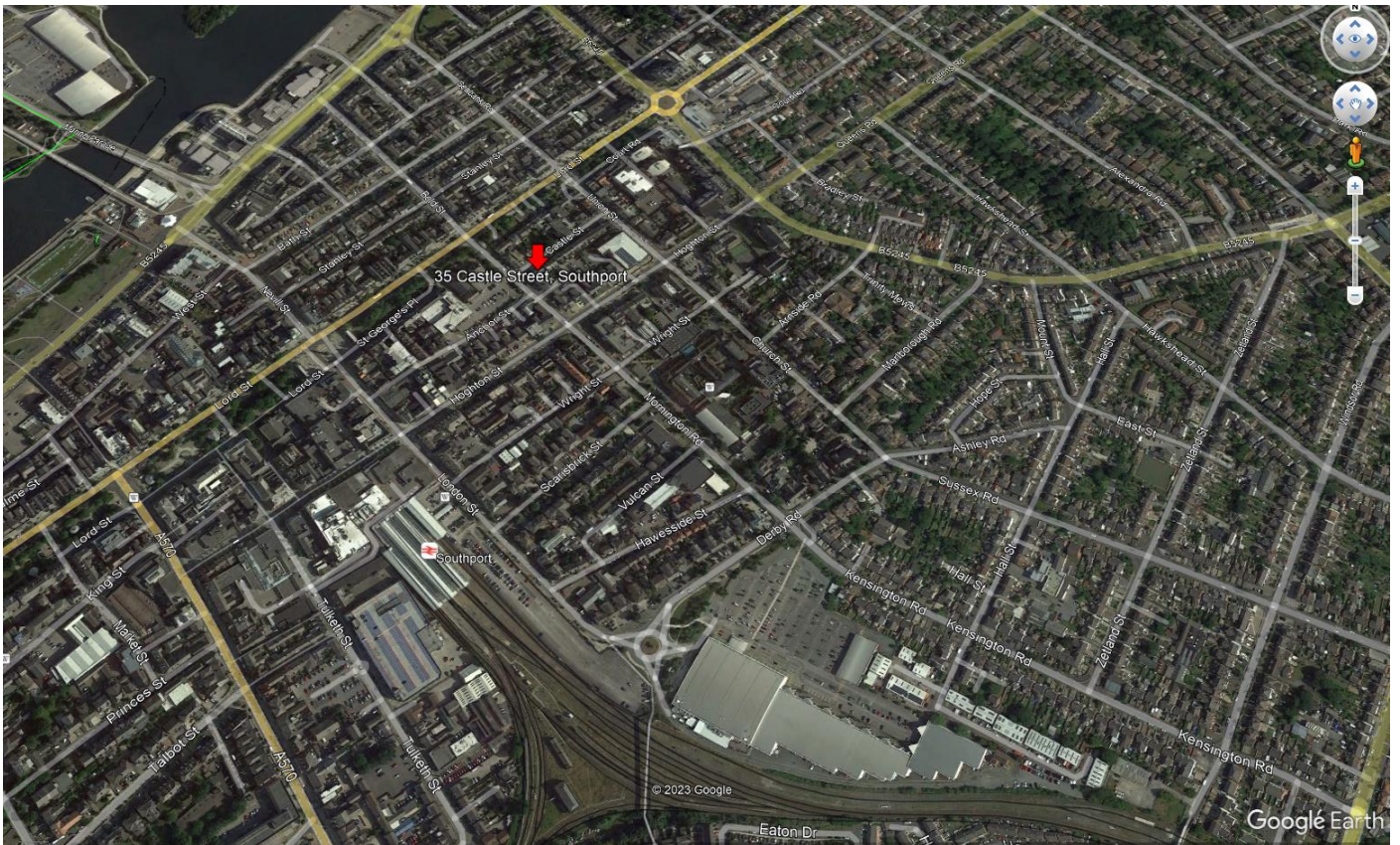


- **Attractive Self Contained Offices.**
- **Two Car Parking Spaces.**
- **Disabled/Ramp Access To Rear.**
- **Open Plan and Private Offices over Ground and First Floors.**
- **Basement and Second Floor Storage.**
- **Available by way of New Lease.**



**Fitton Estates**, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
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**Location:** The property is situated to Castle Street, Southport, which is within the Metropolitan Borough of Sefton and located approximately 19 miles north of Liverpool and approximately 18 miles south of Preston. Castle Street is found within Southport town centre and runs parallel between Lord Street Shopping Boulevards and Houghton Street.

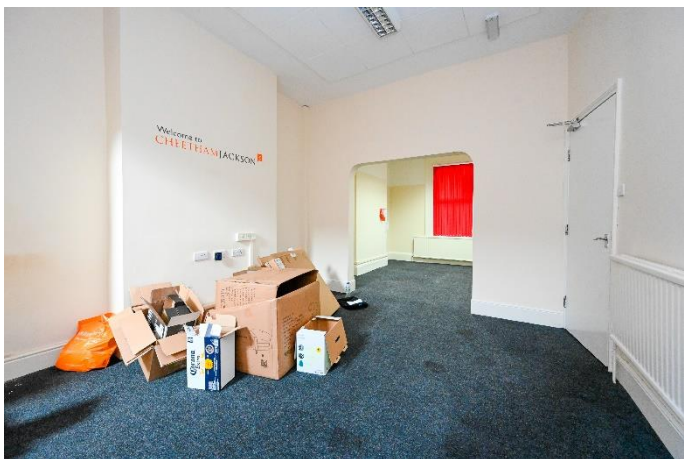


**Description:** The subject property comprises a brick built end terrace former town house adapted for its present use as offices.

The property is arranged over two levels (plus store to the second floor) and fenestration is extensively replacement uPVC double glazed. Access is provided via a stepped entrance to the front elevation, supplemented by disabled ramp access to the rear.

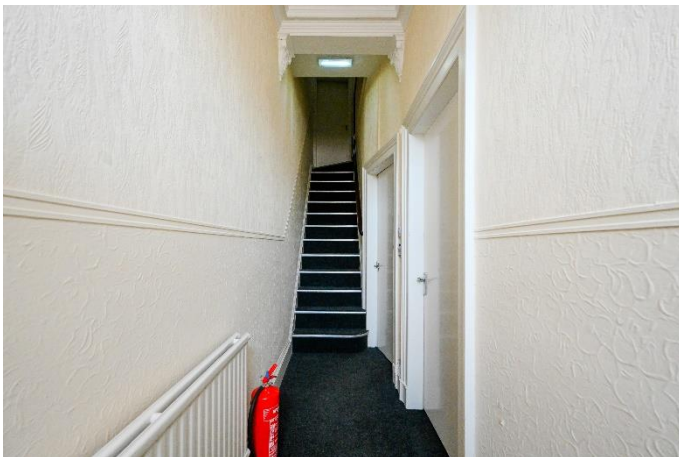
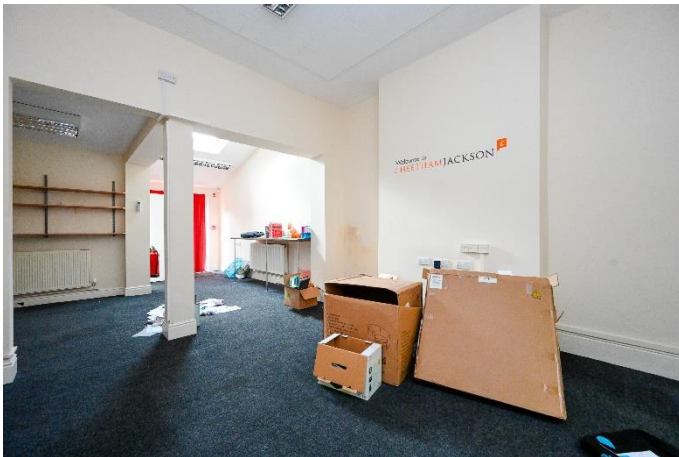
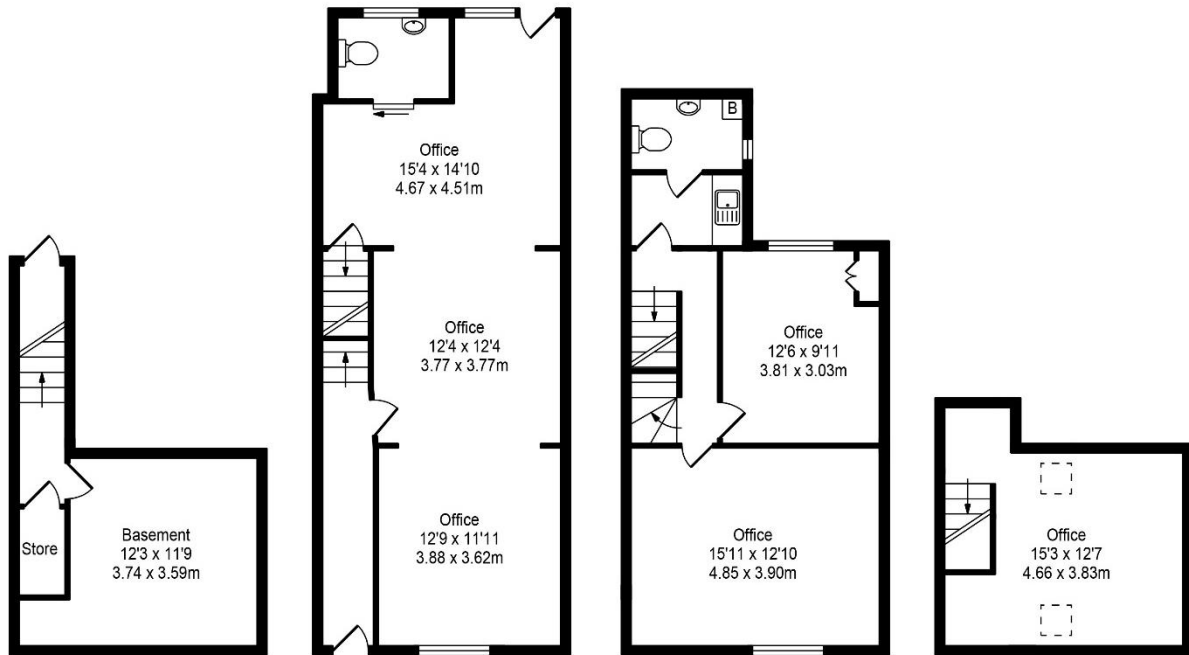
There is a tarmac front drive providing off street parking for 2 vehicles. To the rear there is an enclosed yard. On street 'pay and display' parking to the immediate surrounds is available.

Internally the property provides office accommodation over two levels with additional basement archiving/store and an attic/store to the second floor, however we understand these floors could also be used as offices. Typical specification includes surface mounted lighting, carpet floor covering and plastered and painted walls. Male, female and disabled WCs are provide, there are furthermore kitchenette facilities adjacent to the first floor WC.



**Accommodation:** We understand the accommodation extends to approximately 89.70 sq m (965 sq ft) NIA plus basement storage of approximately 200 sq ft.

Please note, floorplan not to scale & provided for indicative purposes only.





**Rent:** The property is available by way of a new lease on terms to be agreed. Initial rental £12,000 per annum exclusive of business rates. Further details on application.

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

**Legal:** Ingoing tenants will be responsible for the landlord's reasonable legal fees incurred.

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

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

From the current rating list the property is entered as follows: Office and Premises, Rateable Value £8,000. We advise interested parties should contact Sefton MBC (01704 533133) to qualify the likely payments.

**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 will require proof of identity and proof of address of the prospective Tenant.

### Details Prepared 07 July 2023

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.