

TO LET

First Floor Office Accommodation

£12,000 per annum exclusive

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

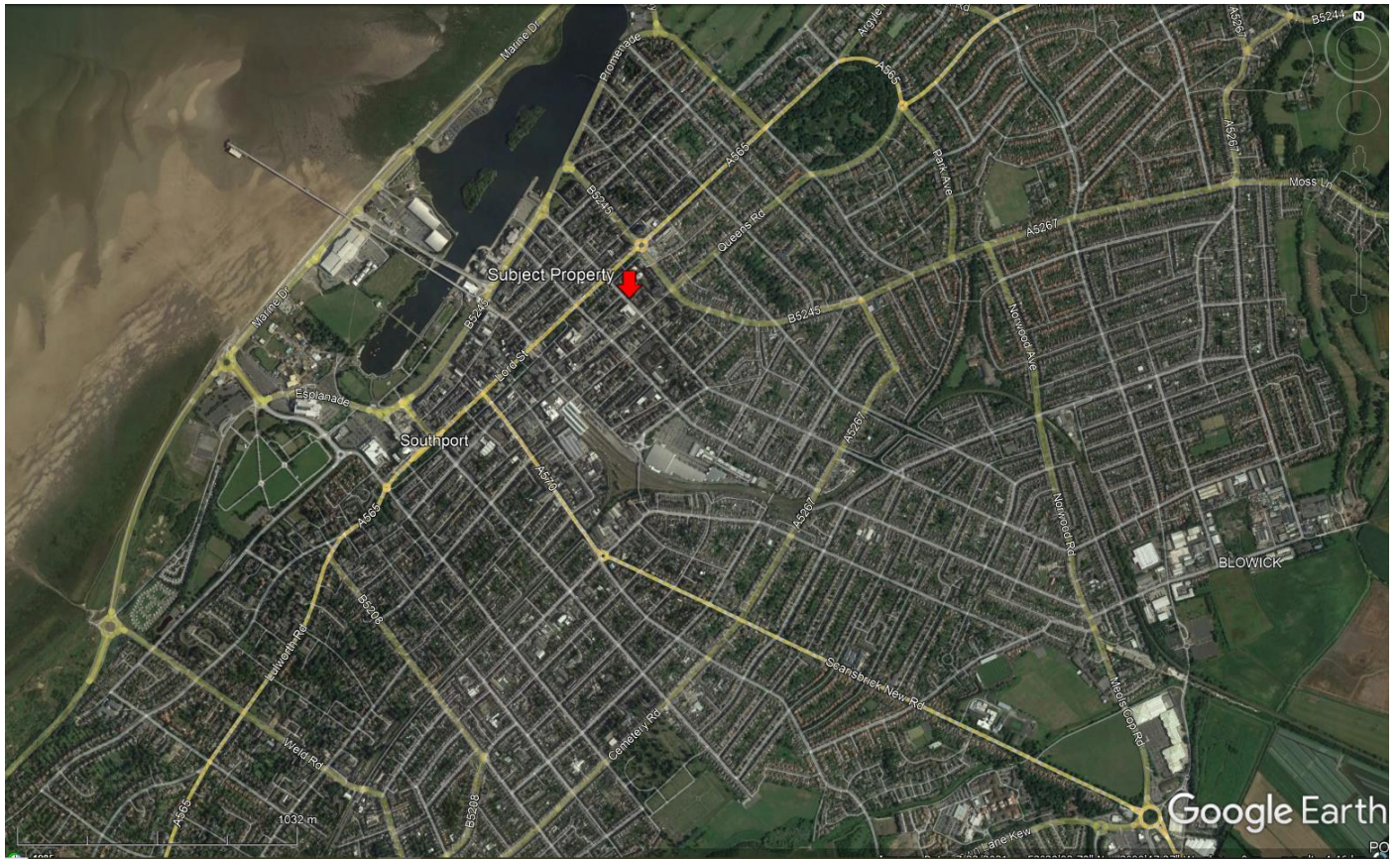
First Floor Offices, 22/24 Union Street, Southport, PR9 0QE



- **Modern refurbished first floor offices.**
- **Well appointed throughout.**
- **Approximately 1,500 square feet NIA.**
- **Variety of open-plan and private offices, together with reception, kitchen and WC accommodation.**
- **Available by way of a new lease.**
- **No VAT on rental.**
- **Flexible terms / incentives considered.**
- **Offered on Internal Repairing and Insuring terms only.**
- **Furniture available, by way of separate negotiation.**

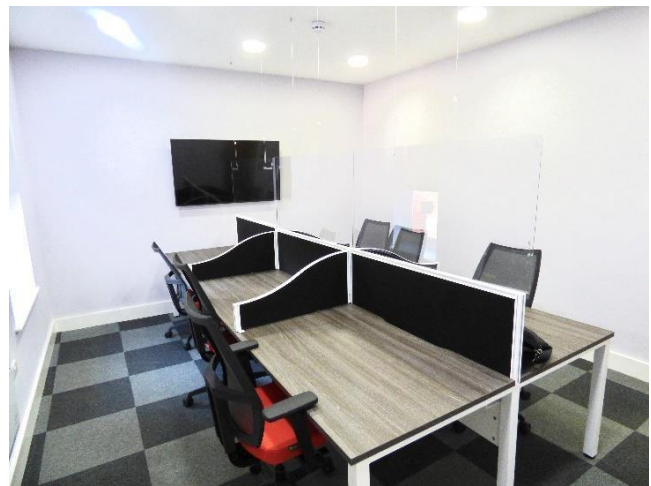
**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The subject property is situated to the first floor, above 22/24 Union Street, which in turn connects Houghton Street, which is the town's primary medical, professional, and legal location, through to Lord Street, which is Southport's famous retail boulevard.



Description: The property benefits from its own dedicated entrance off Union Street, with stairs leading into reception area, with comms and storeroom off, together with WC, office and a series of interconnected private offices. In addition to kitchen and further WC facilities, all of which have been exceptionally well-appointed.

Furniture available by way of separate negotiation. Further details available upon request.





Rent: £12,000 per annum exclusive of all other outgoings. Deposit and references will be required.

Terms: The property is available with the benefit of a new lease on terms to be agreed.

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

Legal: Ingoing tenants will be responsible for their own legal fees.

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 tenants.

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 £6,900. 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.

Accommodation: Floor plan below, not to scale and provided for indicative purposes only.

We understand the net internal area is approximately 1,500 square feet.



AEA (Aughton energy Assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not pertain to be absolutely accurate but are provided as a guide only.
Plan produced using PlanUp.

Details Updated 19 January 2024

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.