

Established Nursery Premises

To Let: £25,000 per annum
exclusive of all other outgoings

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

197a Sussex Road, Southport, Merseyside PR8 6DG



All photos taken when previously occupied

- Nursery premises extending to over 3,200 square feet.
- Available by way of a new lease on internal repairing and insuring terms.
- Total site area 0.32 acres.
- Established nursery premises previously with consent for 44 children.
- May suit alternative Day Centre Type Uses.



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

Location: The subject premises are situated behind the Methodist Church Hall on Sussex Road, just outside Southport town centre in an established and built up residential location of Southport. Sat Nav reference - PR86DG.

Description: From Sussex Road, the premises have prescribed rights of access through the car park of the Methodist Church Hall (see extract Land Registry Plan below). The property is enclosed to its front perimeter with palisade fencing and also has a detached garage and children's play areas to the front.

The nursery had consent for 44 places and is divided into three areas, all with wheelchair access, to provide a baby room, toddler room and pre-school children's room.

The premises comprise of a single storey former Church Hall premises. Adjacent to this is a two storey former house which provides offices, ancillary accommodation to the upper floors and ground floor nursery accommodation.

Interconnected with this, there is a large single storey modern extension to the side providing further nursery accommodation. A large garage is also included measuring approximately 3m x 9m.

Accommodation: Floor plans provided for indicative purposes only - not to scale. Approximately 3,200 sq ft. Total site area, subject to confirmation with the Deeds, approximately 0.32 acres.



Tenure: The property is available by way of a new lease on terms to be agreed, but to be drawn on internal repairing and insuring terms. References and a deposit will be required.

Rent: £25,000 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: We understand VAT would not apply to the rental.

Legal: All parties are responsible for their own legal costs.

Business Rates: The tenant would be responsible for the payment of Business Rates;

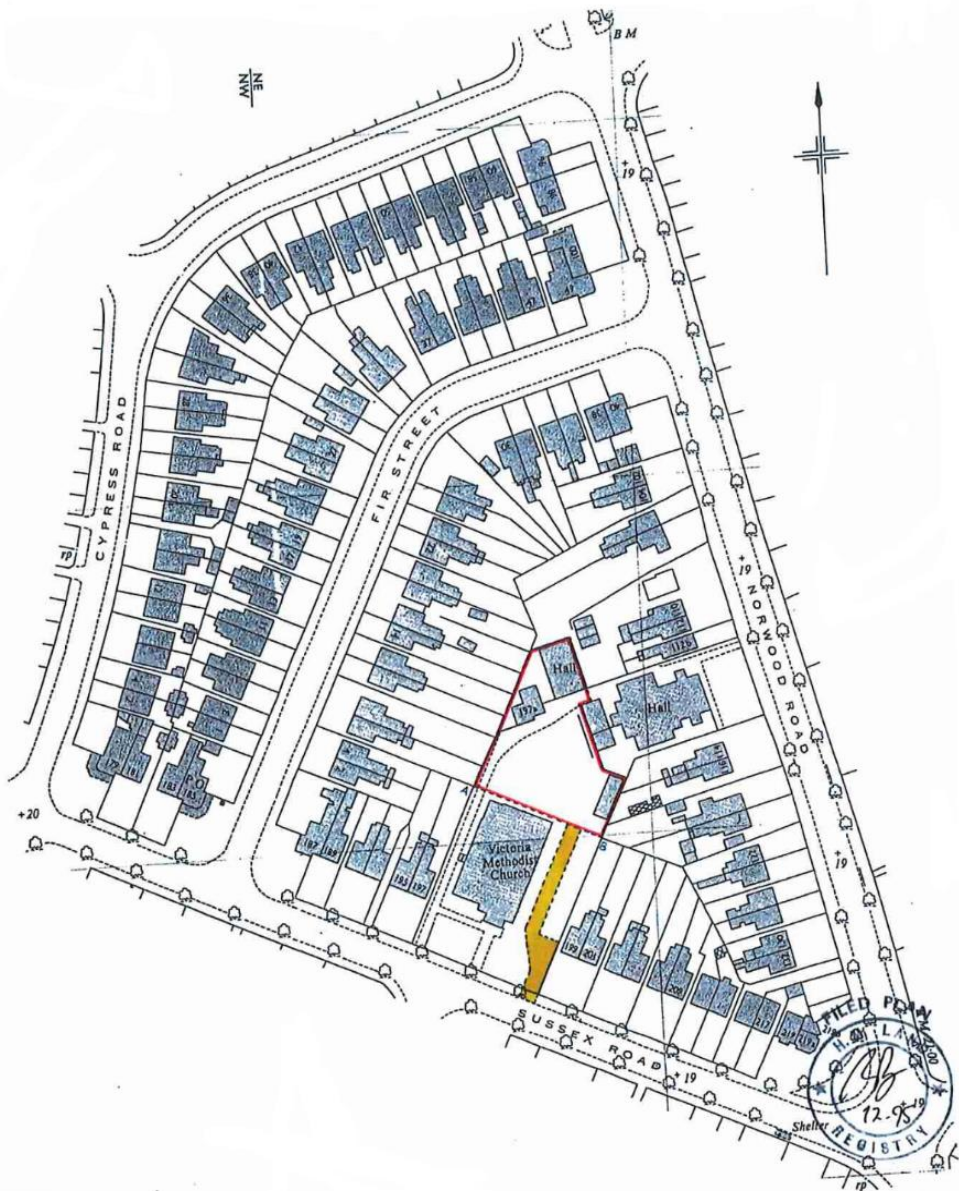
Day Nursery & premises – Rateable Value £18,250.

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.

All photos taken when previously occupied







Details Prepared 26 July 2023

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