



TO LET/MAY SELL

£80,000 Per Annum Plus VAT

Approx 8,000 Sq Ft NIA.

Modern Open Plan Offices over Ground and First Floors

Unit 5 Crowland Street Commerce Park, Foul Lane / Crowland Street, Southport, Merseyside PR9 7RL



**Fitton
Estates**

www.fittonestates.com

COMMERCIAL PROPERTY CONSULTANTS

01704 500345

- **Modern Self-Contained Offices over Ground and First Floors**
- **High Specification with Heating/Cooling System**
- **Available To Let by way of a New Lease.**
- **Landlords May Also Give Consideration to Sale with Vacant Possession**
- **Additional and Plentiful Car Parking Available Nearby on Separate Licenses through Sefton MBC**
- **Available from February 2024, due to relocation.**

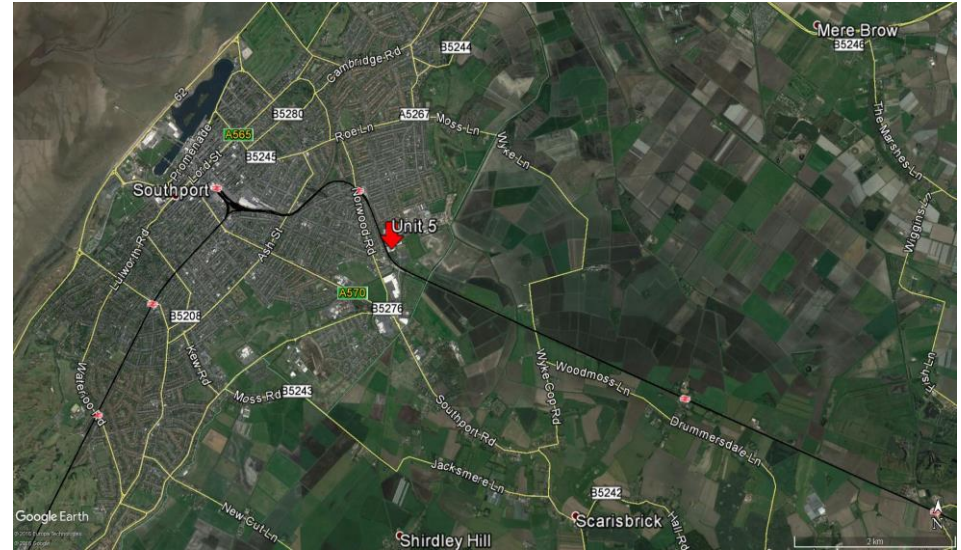
Accommodation: From plans provided we understand the property extends to approximately 743 sq m (8,000 sq ft) NIA over ground and first floors.

Indicative fit out floor plans are available on request



Photos from when previously occupied





Location: The subject property forms part of the modern Crowland Street Commerce Park, Crowland Street, Southport. The Commerce park can be found off Foul Lane, which in turn is off Crowland Street; the primary employment area of Southport.

Southport is located approximately 19 miles north of Liverpool and approximately 19 miles southwest of Preston. Southport is within the Metropolitan Borough Council of Sefton and is located on the Irish Sea coast, approximately 17 miles north of Liverpool and 15 miles south of Preston, with a population of circa 100,000. Southport remains a seaside tourist destination and visitor numbers greatly increase during peak summer months.

The Commerce Park was constructed approximately 10 years ago to the southern side of Crowland Street, to its junction with Foul Lane. Crowland Street links directly to the B5276 at Meols Kop Road, which continues to form the A570 at Kew Roundabout, the main arterial route leading east from Southport towards Ormskirk, the A59 and M58 motorway beyond.

Crowland Street and its immediate surrounds form the primary employment/trade counter area of the town. The subject estate also includes Toolstation, YESSS Electrical and MKM Building Supplies. Southport town centre is some 2 miles west of the subject premises. The nearest rail station is approximately 0.5 miles away, Meols Kop, with direct links to Southport, Wigan and Manchester city centre.



Terms: The property is available by way of a new lease, at a rental of £80,000 per annum plus VAT, exclusive of all other outgoings. Please also note the client may consider a sale with vacant possession. Further details and price on application.

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

Legal: Ingoing tenants will be responsible for the landlord's reasonable legal fees incurred in the preparation of the lease.

Business Rates: The Tenant will be responsible for the payment of Business Rates. The current Rateable Value (April 2023) is £67,500.

Viewing: All viewings must be by prior appointment only via the sole agents.

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

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