

**FOR SALE**

**Southport Town Centre Offices  
With Alternative Use Potential,  
Subject to the Necessary Consents**

**Offers In Excess of: £330,000**

# Fitton Estates

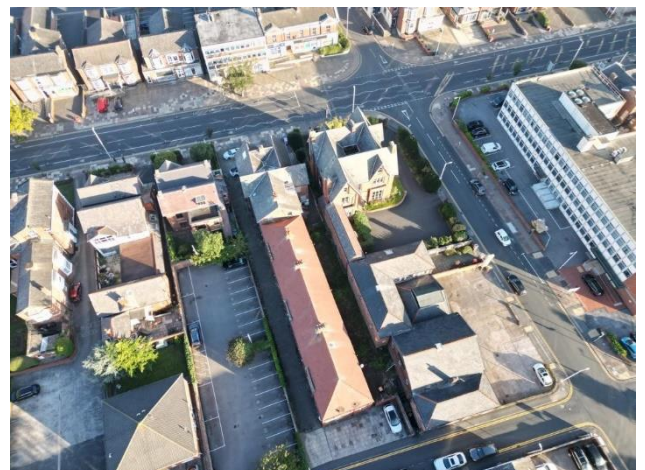
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Adelphi Chambers, To The Rear of 30 Hoghton Street, Southport, Merseyside PR9 0NZ**



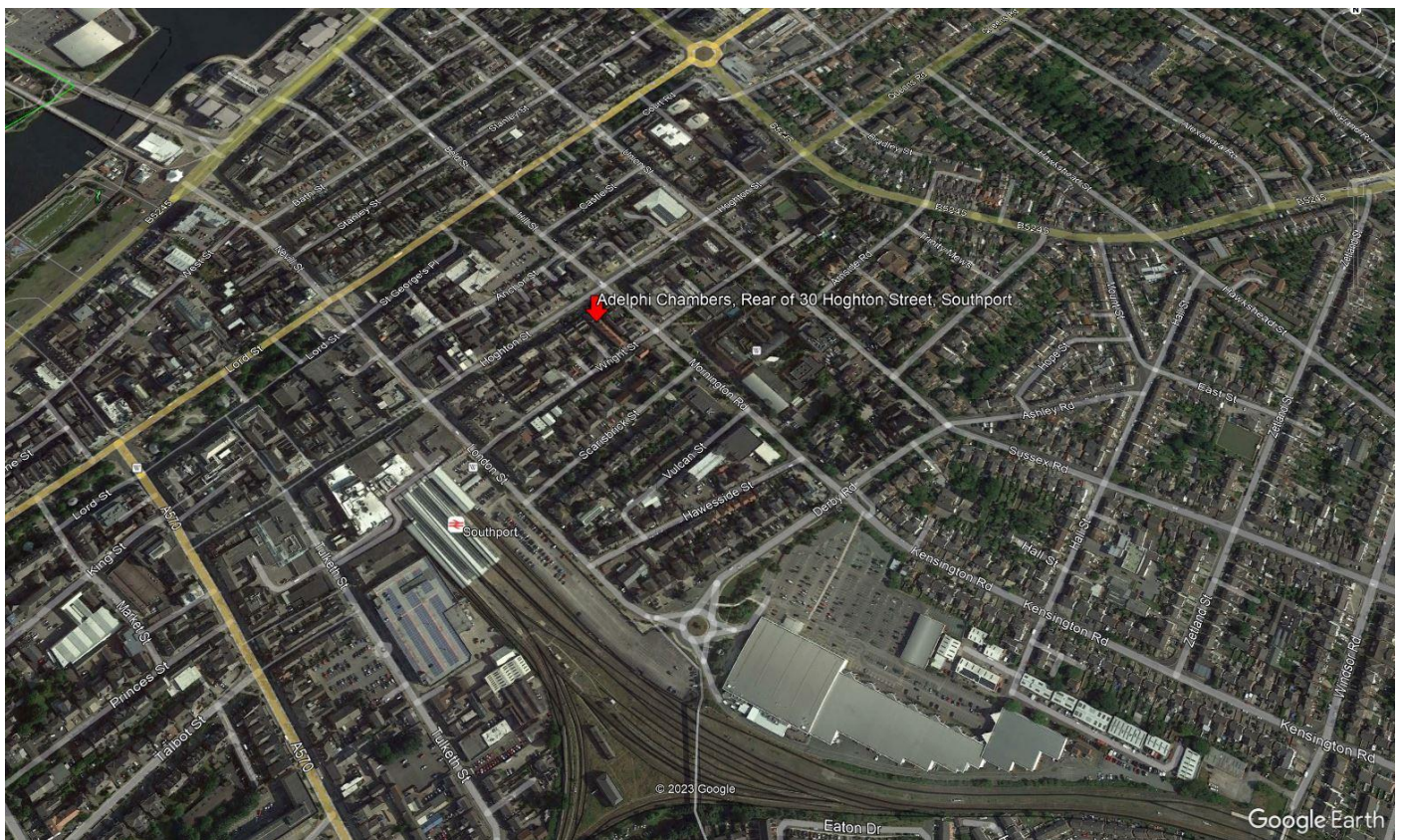
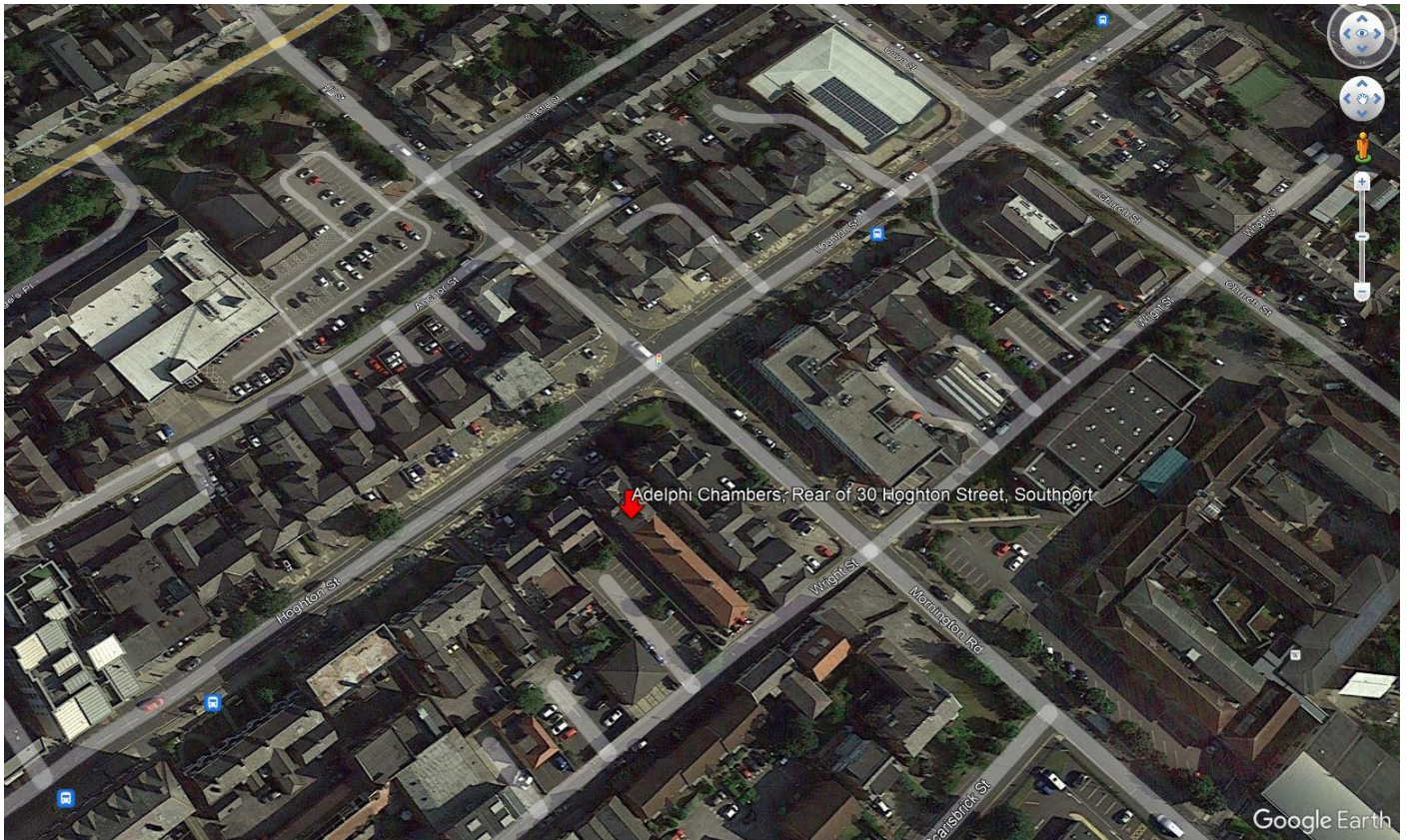
- **Freehold Southport Town Centre offices.**
- **Approximately 4,093 square feet NIA over ground and first floors (GIA Approx 5,800 sqft).**
- **Currently producing £30,000 per annum by way of two occupational tenants - holding over.**
- **Vacant possession can be available on completion if required.**
- **Off-road parking provided from Wright Street.**
- **Scope for residential conversion or alternative use potential - subject to the necessary consents.**
- **No VAT on purchase price.**



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

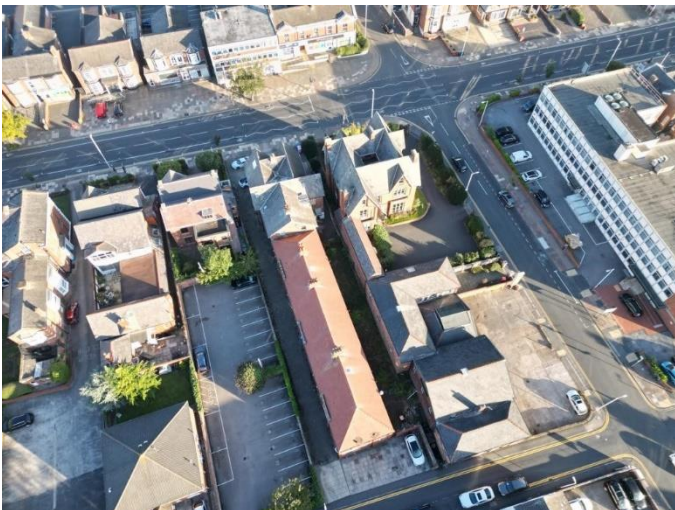


**Location:** Adelphi Chambers can be found to the rear of 30 Hoghton Street (Breens Solicitors) in the heart of Southport Town Centre, in the established legal, professional and medical location of the town. The subject property is identified on our aerial imagery below.

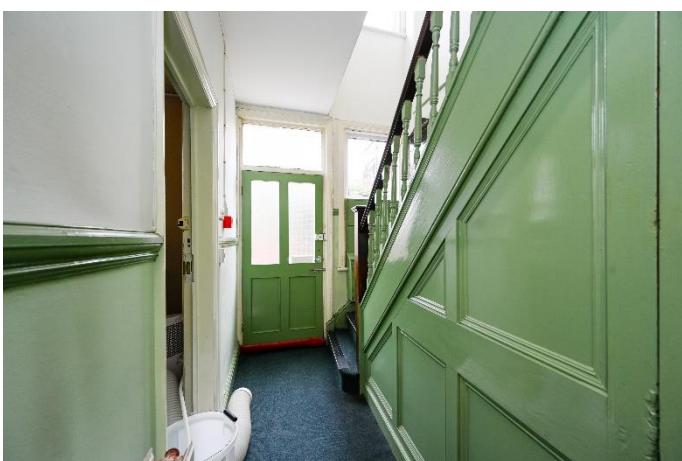
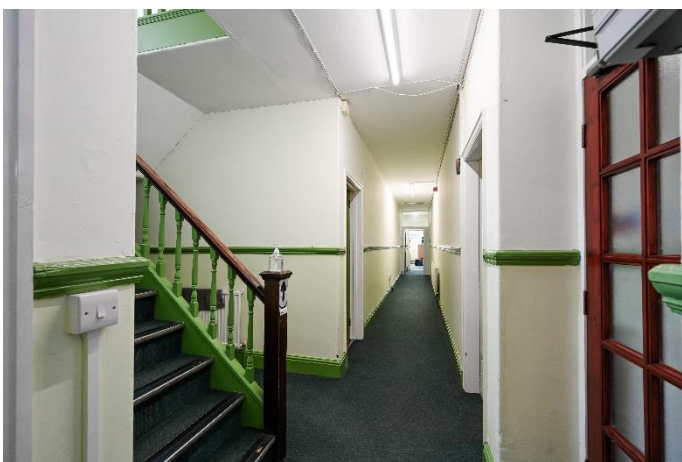




**Description:** Adelphi Chambers is constructed over ground and first floors, with brick and a dual pitched slate roof, and provides a series of private offices with a central corridor, together with a ground floor kitchen and WC facilities to both ground and first floors. The internal specification provides for painted plastered walls, with surface mounted light fittings, gas central heating and three entrances, off the pathway which connects through to Wright Street, which in turn has provision for a number of off-road parking spaces.



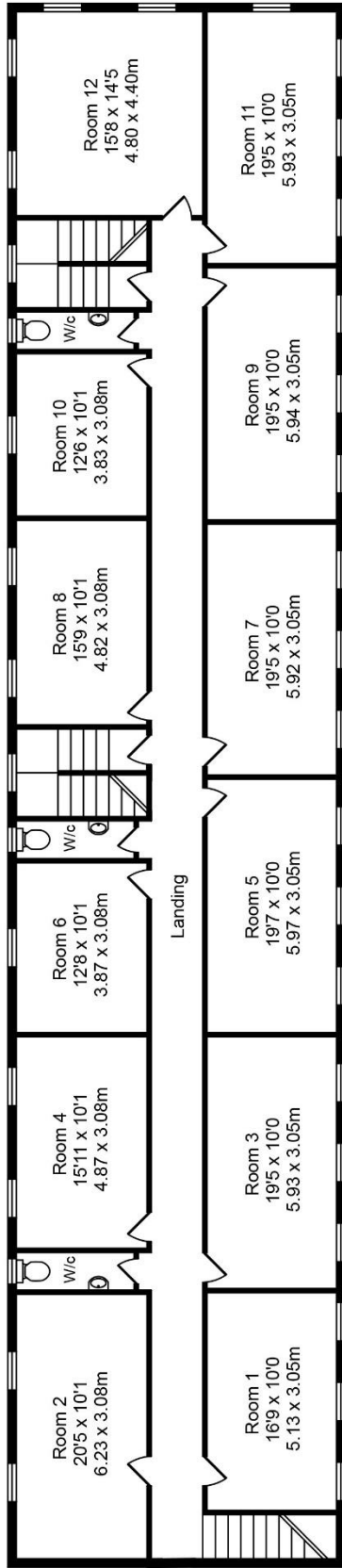




**Accommodation:** Floor plan below not to scale and provided for indicative purposes only. We understand the property provides a Net Internal Area of approximately 4,093 square feet.

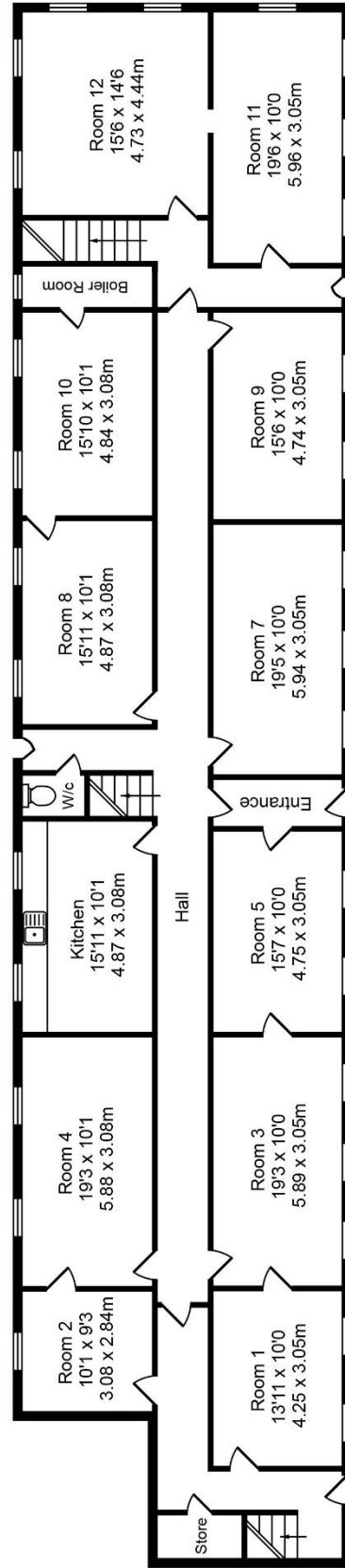
**Total Approx. Floor Area 5819 Sq.ft. (540.6 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**First Floor**

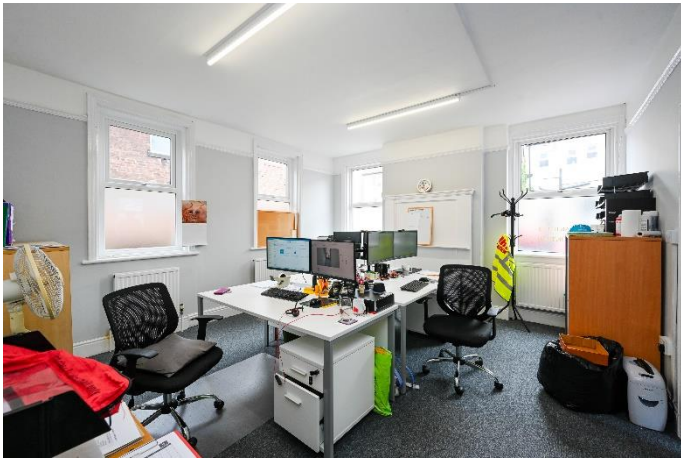
Approx. Floor Area 2969 Sq.Ft (275.8 Sq.M.)



**Ground Floor**

Approx. Floor Area 2850 Sq.Ft (264.8 Sq.M.)





**Tenure & Tenancies:** The property is held freehold, a copy of which is available on request, and is currently subject to two occupational leases, firstly is that of an Accountants who occupy the premises (with the exception of Room 7FF occupied by a roofing company), at a rental of £27,000 per annum, on Internal Repairing and Insuring terms, the landlord insures the building and covers the premium from the tenant.

Room 7FF, the roofing company are longstanding tenants and pay approximately £3,000 per annum, but this includes utilities.

Please note the accountants are currently holding over and the roofing company occupy by way of a lease, terminal by either party, subject to appropriate notice period, and we understand vacant possession could be provided on completion, if so required.

**Asking Price:** Offers in excess of £330,000 are invited.

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

**VAT:** We understand VAT will not apply to the purchase price.

**Legal:** Each party is to be responsible for their own legal costs.

**Business Rates:** The tenants are responsible for the payment of business rates.

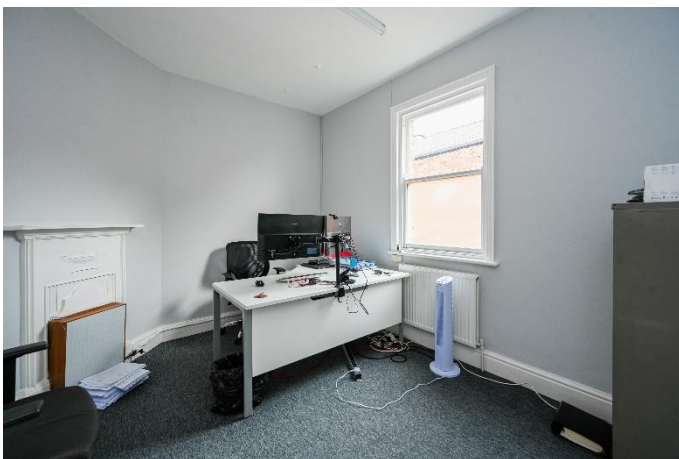
The property is currently assessed with the following Rateable Value assessments, as taken from the April 2023 Valuation Office Agency listing:

Office and Premises: Rateable Value - £31,500

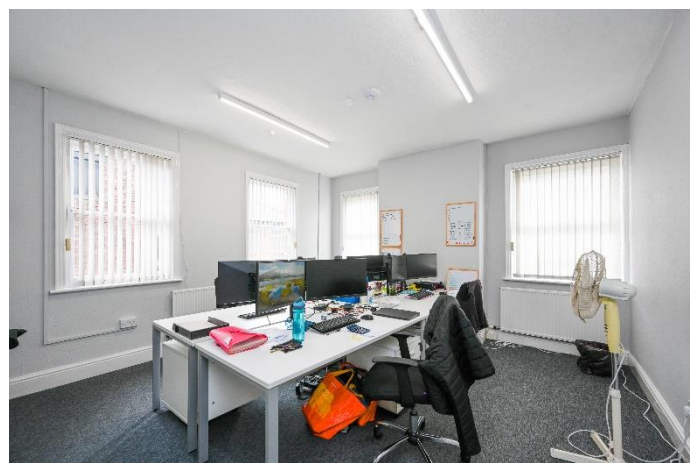
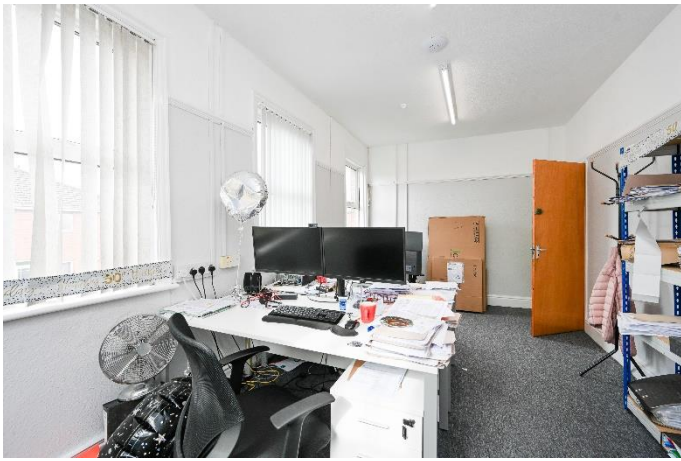
Office and Premises: Rateable Value - £1,775

**EPC:** The property has an EPC rating of D. Valid until 2032.

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







### Details Prepared 19 March 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.