

Ground Floor & First Floor
Office/Retail

TO LET

£9,000 per annum exclusive

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

2a Anchor Street, Southport, PR9 0UT

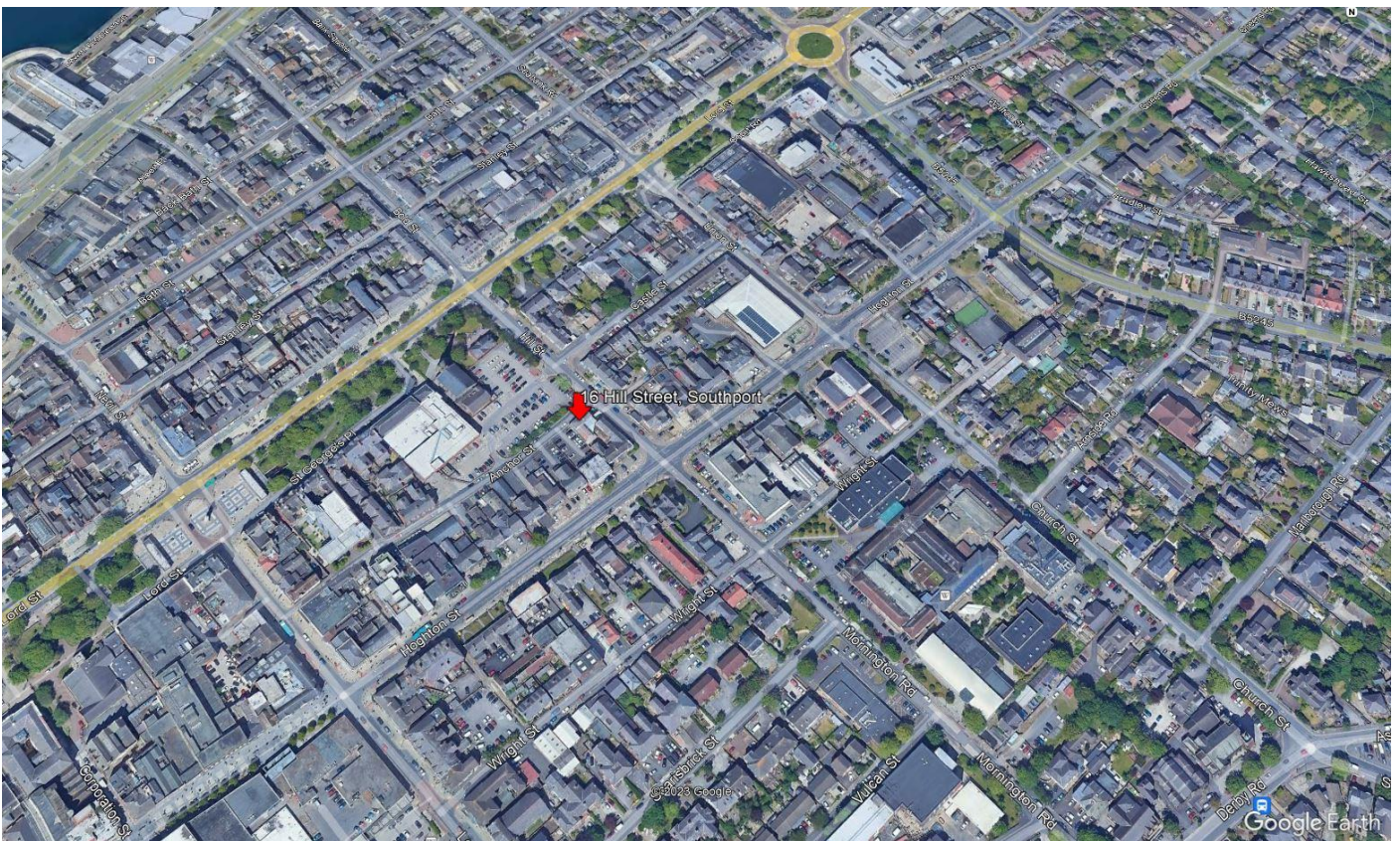
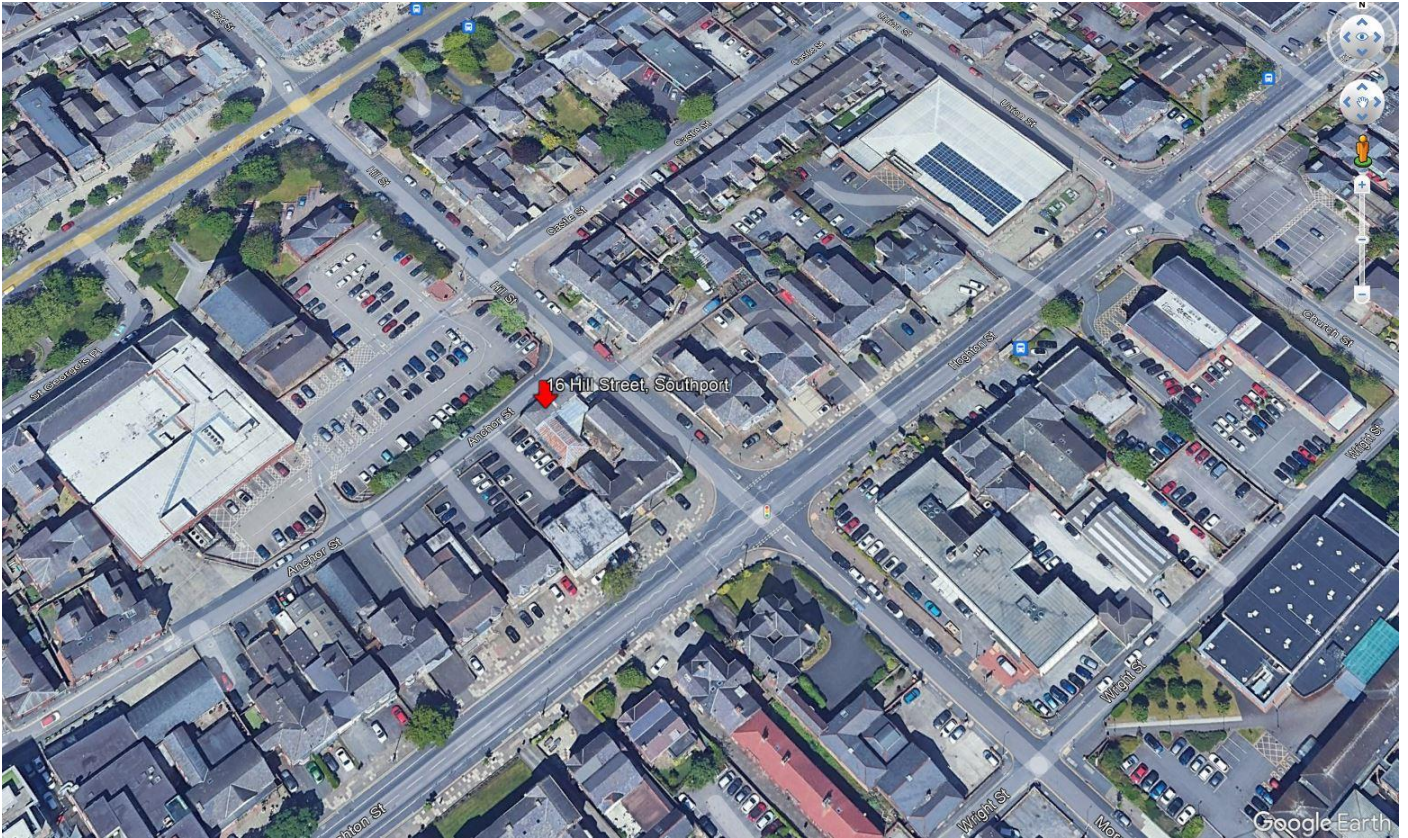


- Retail / Office Accommodation Available
- Prominent Corner Position to Junction of Hill Street and Anchor Street within Southport Town Centre and close to Sainsbury's Car Park.
- 3 Phase Electricity Supply.
- Suitable for Alternative Uses – Subject to Necessary Consents.



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
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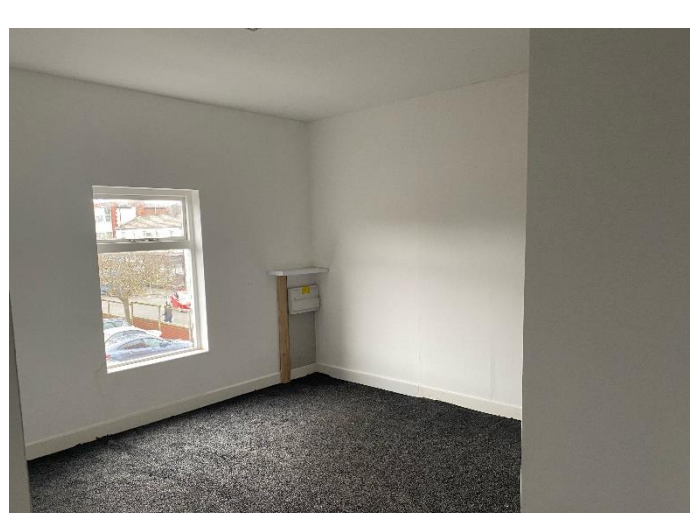
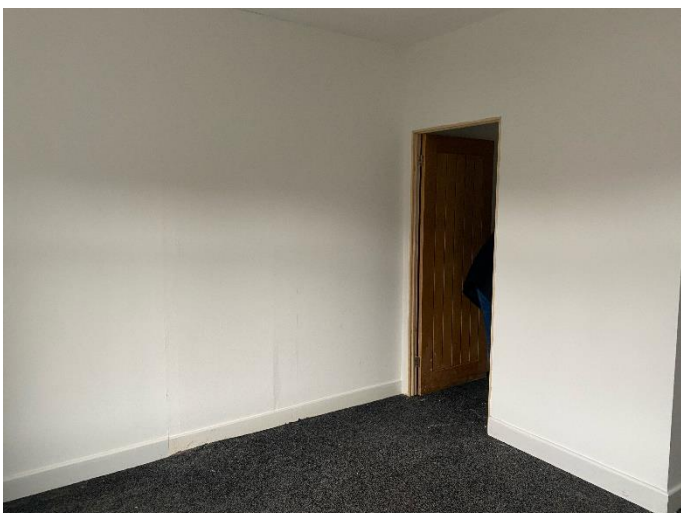
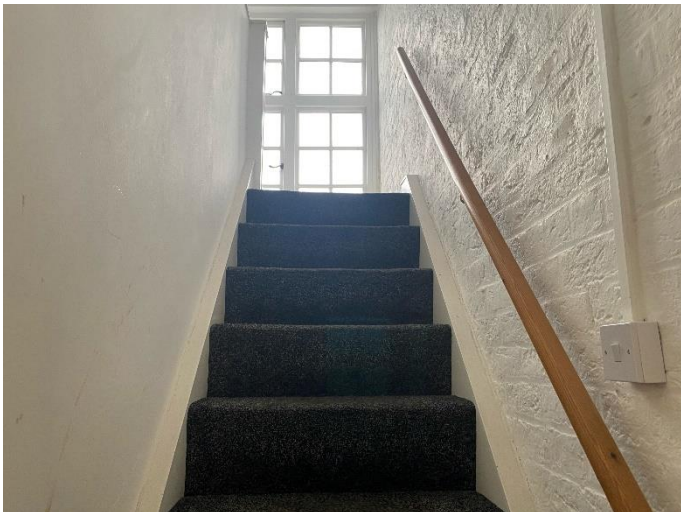
Location: The subject property occupies a prominent position to the juncture of Hill Street and Anchor Street, within the heart of Southport Town Centre and overlooking the busy Sainsbury's car park.



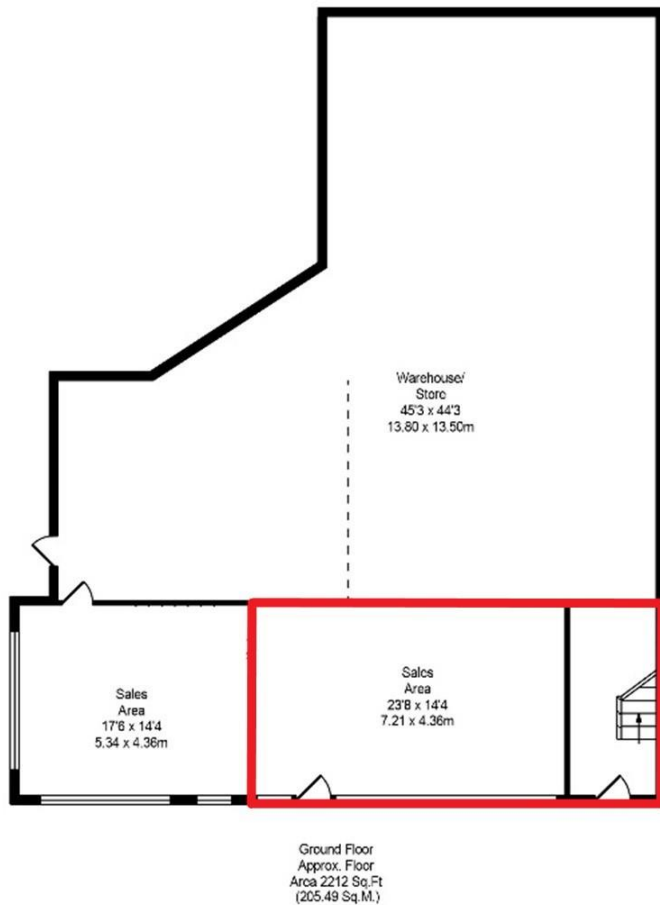
Description: The subject property comprises of a ground floor and first floor office / retail space with frontage to Anchor Street.

Typical specification includes lino floor coverings to the ground floor and carpet coverings to the first floor with fitted lighting throughout. Suitable for alternative uses, subject to the necessary consents.

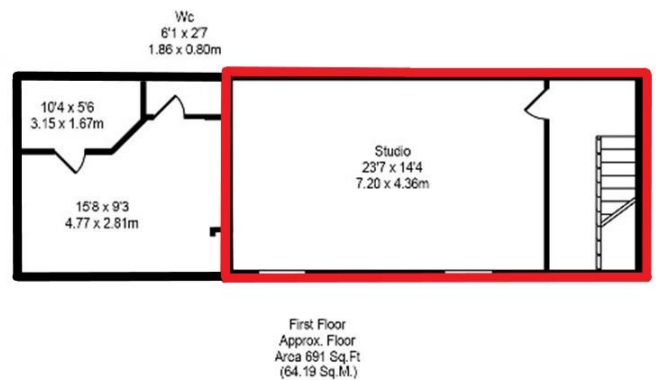
Available by way of a new lease, terms to be agreed.



Accommodation: Please note, floor plan is not to scale and provided for indicative purposes only.



Red line provided for indicative purposes only



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

Rental: £9,000 per annum exclusive

Business Rates: The tenant would be responsible for the payment of Business Rates (if applicable).

Please note, subject to meeting the necessary criteria, tenants may qualify for small Business Rates exemption. We recommend all prospective parties contact Sefton Council to qualify their likely payments on 01704 533 133.

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.

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.

Details Prepared 03 May 2024

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