

Prominent Car Sales Lot

TO LET

Rental: £23,995 per annum

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Southport Road, Scarisbrick, Southport, Merseyside PR8 5JF



- Prominent Car Sales Lot to busy A565/Southport Road.
- Established Motor Trade location close to numerous other dealerships.
- Office, w.c., extensive CCTV and Alarm system and LED lighting.
- Available by way of a New Lease.
- Approximately 380 sq m.



Fitton Estates, Hoghton Place, 47 Hoghton St,
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Description: Enclosed block paved car lot extending to approximately 380 sq m, being block paved incorporating surface water drainage, security bollards to Southport Road and concrete/brick display ramp.

The site has LED lighting to its perimeter together with a comprehensive CCTV and alarm system.



Accommodation: Subject to confirmation with the deeds we calculate the site extends to approximately 380 sq m.

Rent: £23,995 per annum exclusive of all other outgoings.

References and deposit will be required.

The tenant will be responsible for any utilities.

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 that VAT will not apply to the rental.

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

Business Rates: If applicable the tenant would be responsible for the payment of Business Rates.

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 20 March 2024

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