

Refurbished Warehouse Premises

TO LET

£30,950 Per Annum (plus VAT)

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 3, Carpa House, Crowland Street, Southport, Merseyside PR9 7SJ



- **Refurbished Warehouse Premises**
- **Approximately 4,750 sq ft GIA**
- **Self Contained with w.c. facilities**
- **Modern Lighting throughout**
- **Demised Parking immediately in front of the unit**
- **Available by way of a New Lease**



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Location: Carpa House is located towards the end of Crowland Street, which is a recognised established employment and trade counter location of Southport.

Location indicated on the aerial image.



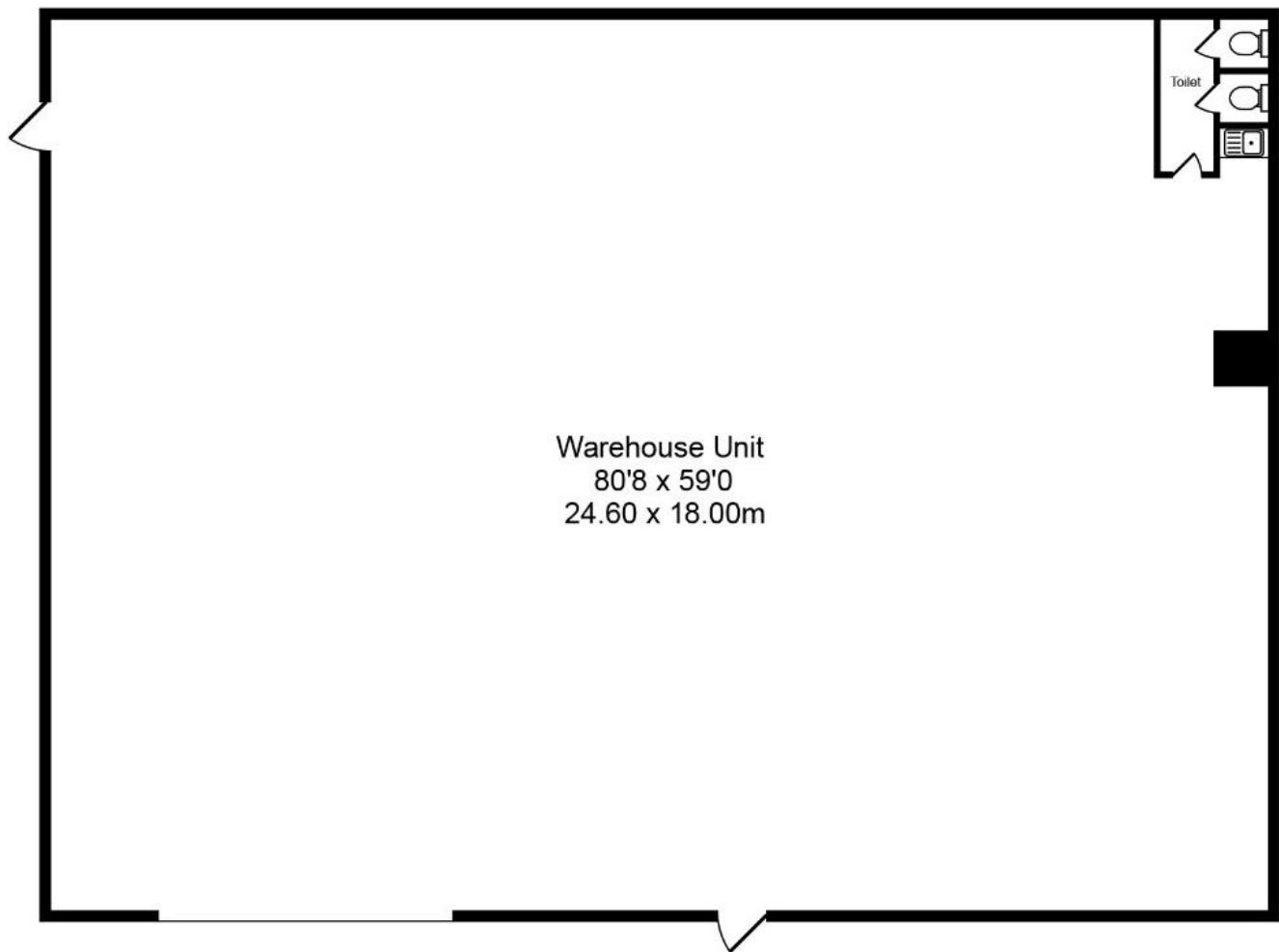
Description: Unit 3 Carpa House is a recently refurbished and reclad end terrace warehouse with roller shutter and pedestrian access leading into an open plan warehouse with new got LED lighting, w.c. and kitchen facility.

Externally an area immediately in front of the unit will be allocated for parking.



Accommodation: We calculate the property extends to approximately 4,752 sq ft GIA.

Floorplan below not to scale and provided for indicative purposes only.



Rental: £30,950 per annum plus VAT, exclusive of all other outgoings.

References and deposits will be required.

Terms: The lease is to be drawn on internal and repairing & insuring terms with the landlord responsible for the loadbearing walls and roof. The rental is also inclusive of repairs and maintenance of external areas, with the exception of roller shutter, entrance door and external cladding.

The landlord will insure the building and recover the premium from the tenant.

The tenant is to be responsible for the insurance of their own activities and goods.

A minimum three year lease is sought.

The landlord will provide an electrical safety certificate, thereafter the responsibility for any ongoing matters pertaining to electricity connection will be the tenants responsibility.

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 will be applicable to the rental.

Legal: Each party responsible for their own legal costs.

Business Rates: The tenant is to be responsible for the payment of Business Rates.

We understand the unit is to be assessed by the VOA to qualify its Rateable Value.

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 21 March 2024

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