

Warehouse / Warehouse with
Offices and Enclosed Yard

TO LET

£24,995 Per Annum, exclusive of all
other outgoings

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

78a Upper Aughton Road, Birkdale, Southport, Merseyside PR8 5NJ

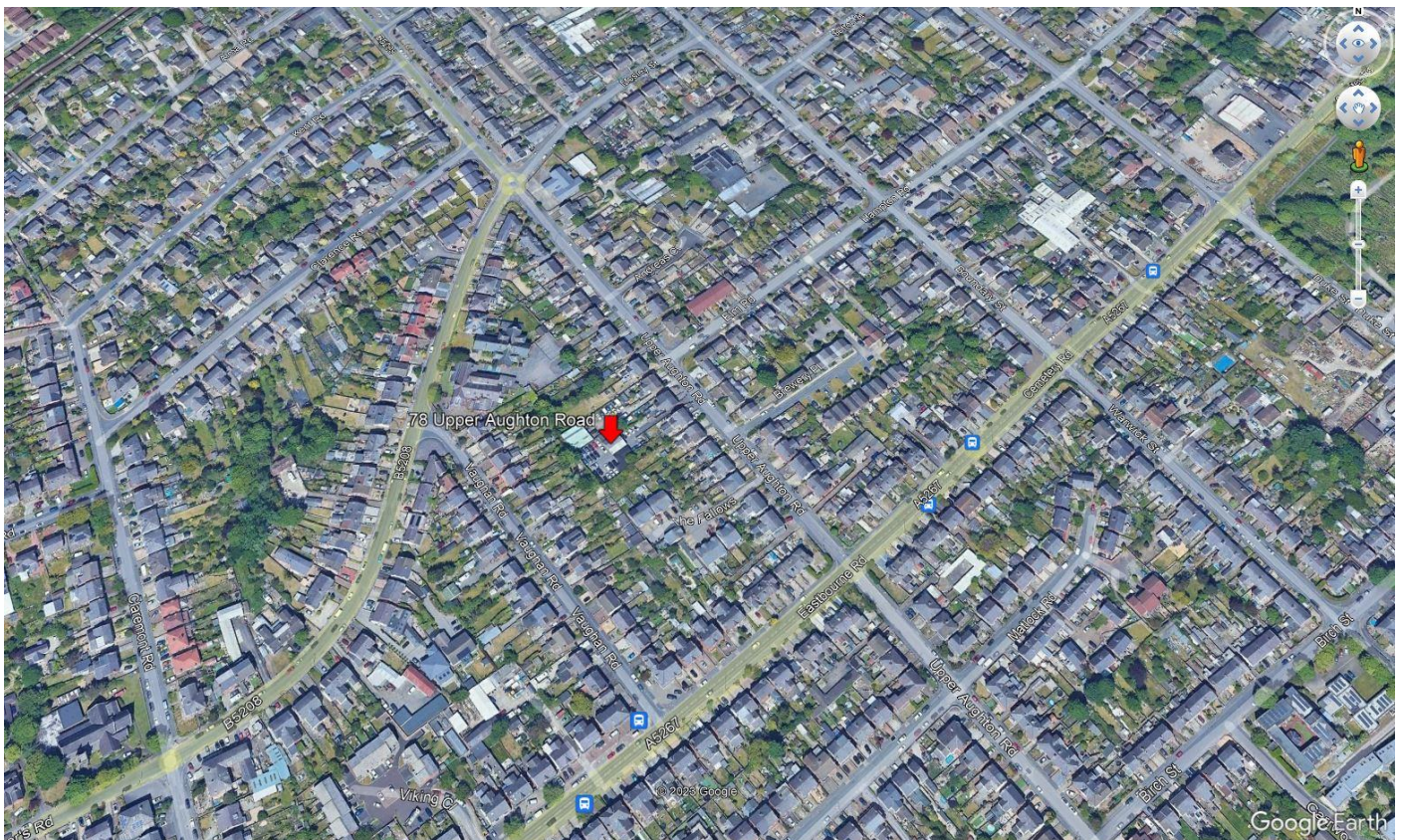


- Warehouse and Stores.
- Secure Enclosed Parking/Yard.
- Well-Appointed Offices at Ground and First Floor Level.
- Previously Used For Car Sales and Vehicle Preparation.
- Approximately 1,600 Square Feet GIA - Subject To Confirmation With The Deeds.
- Available By Way of a New Lease.
- No VAT on Rental.



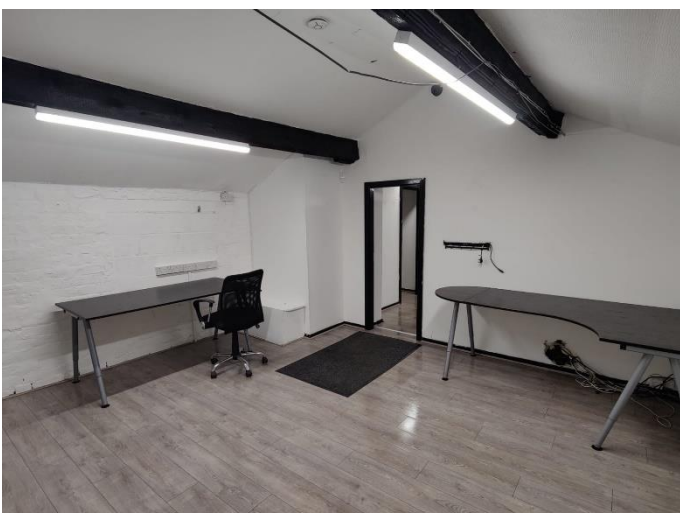
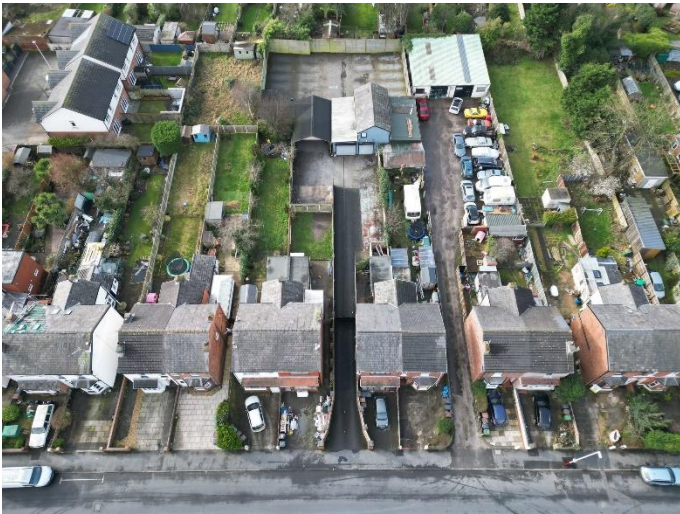
Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The subject property is located to the rear of 78 Upper Aughton Road, Southport, approximately 1 mile away from Southport Town Centre, as indicated on the aerial image below.

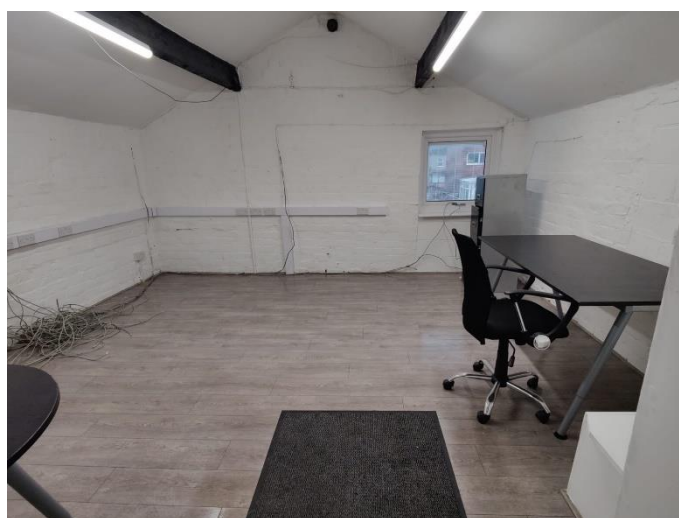
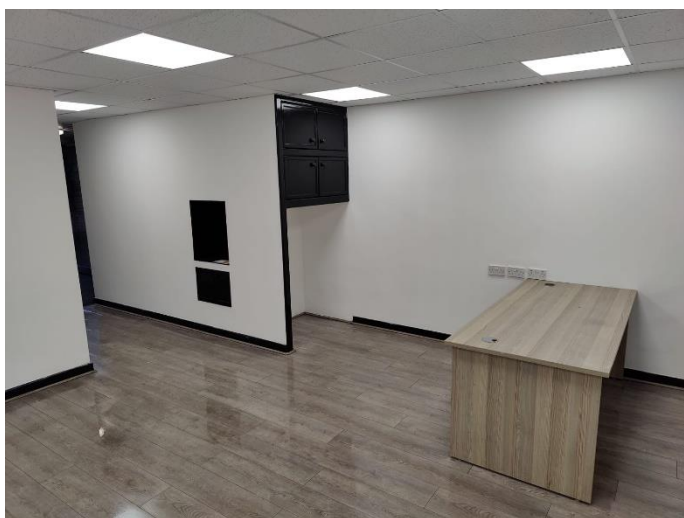
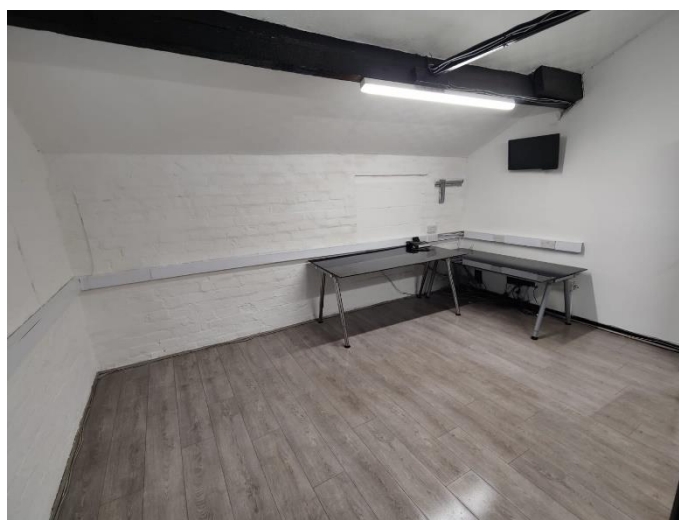
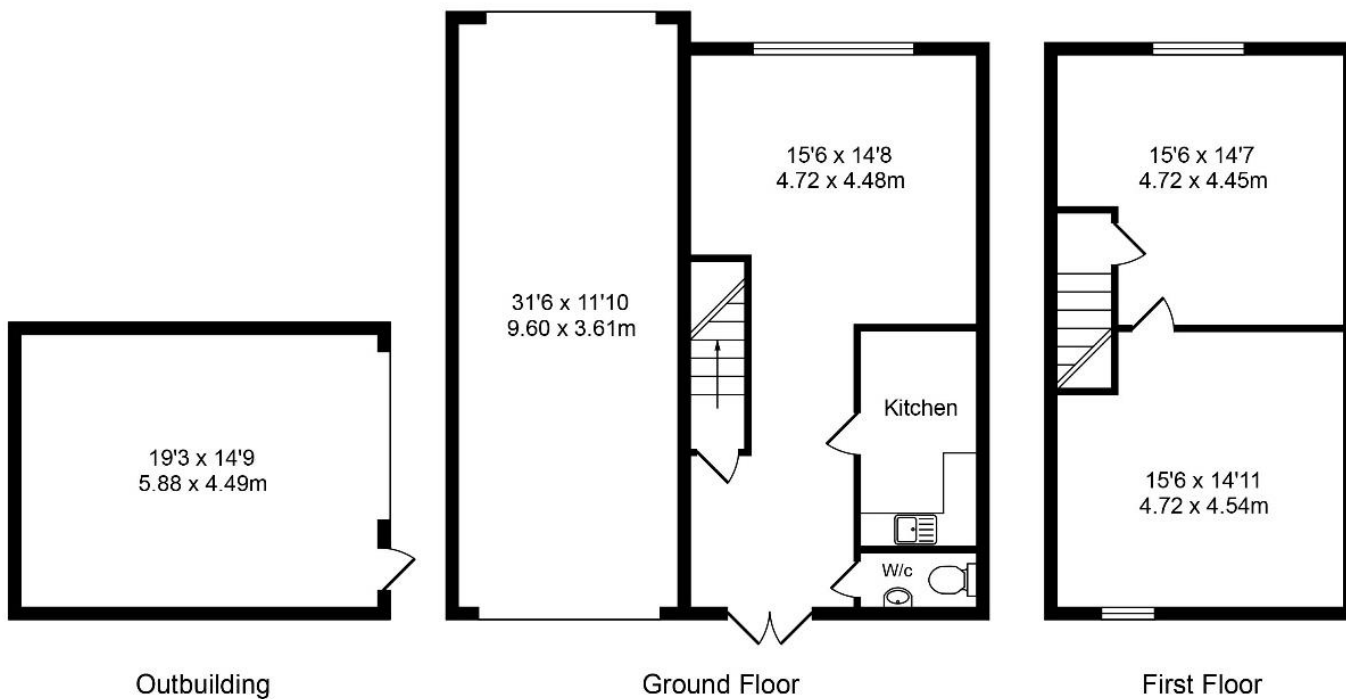


Description: Warehouse, stores and offices on an enclosed yard.

Historically used for car sales and associated vehicle preparation, the site is approached by way of a dedicated gated entrance to the rear of 78 Upper Aughton Road. The warehouse has roller shutter entrance and pedestrian entrance into the well-appointed offices over ground and first floor, together with a covered vehicle preparation area, which provides a thoroughfare into the substantial rear yard.



Accommodation: Floor plan not to scale and provided for indicative purposes only.





Rent: £24,995 per annum exclusive of all other outgoings.

References and deposits would be required. The tenant would be responsible for the payment of all utilities associated with their occupation and the landlord's building insurance, the tenant would be responsible for the insurance of their own activities and goods.

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 would not apply to the rental.

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

Business Rates: If applicable, the tenants would be responsible for the payment of business rates, from the current April 2023 Valuation List of the VOA, the Rateable Value is £4,400.

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 12 April 2024

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