

For Sale

Self Contained Town Centre Offices

£159,950 for the Freehold

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

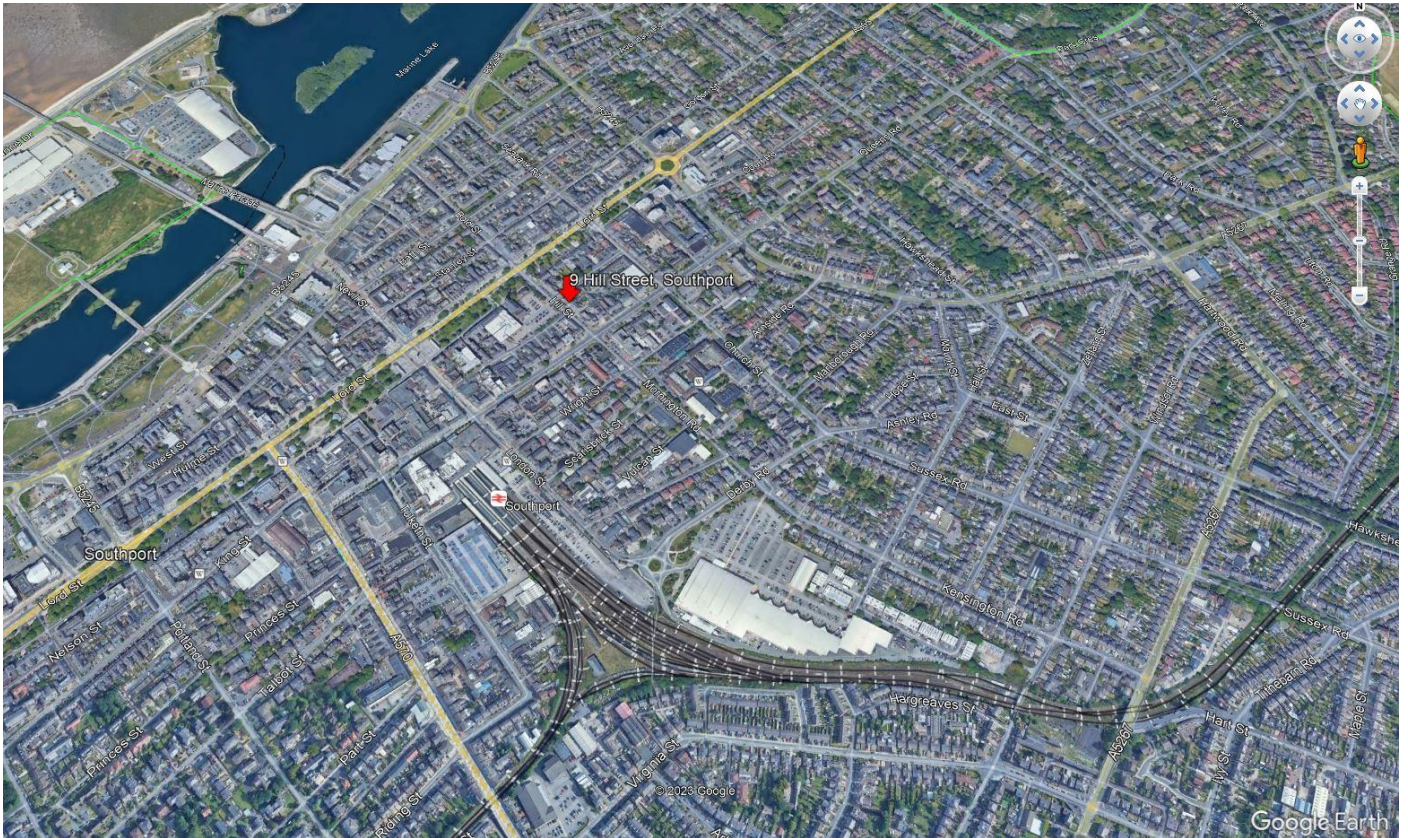
Bankfield House, 9 Hill Street, Southport, Merseyside PR9 0NW



- Self contained mid terrace offices extending to approximately 1474 sq ft NIA (including basement and attic storage)
- Off Road Parking
- Southport Town Centre Location
- Offered with Vacant Possession
- No VAT on Purchase Price
- Scope for residential conversion - subject to the necessary consents

Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
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Location: Hill street can be found both off Lord Street and Houghton Street within Southport town centre, the subject property being opposite Anchor Street, as indicated on the aerial images.



Description: To the front off road parking is provided with steps up leading to the pedestrian door with private entrance hall with door off into the front office which interconnects to a further office behind.

Towards the rear of the property is a further office, with kitchen and w.c. beyond, with access into the enclosed yard.

Stairs lead to the first floor which provides two further offices together with a separate w.c. and kitchen facility together with stairs to the second floor/attic storage rooms.

Not shown on the indicative floor plan below the property also provides basement storage.

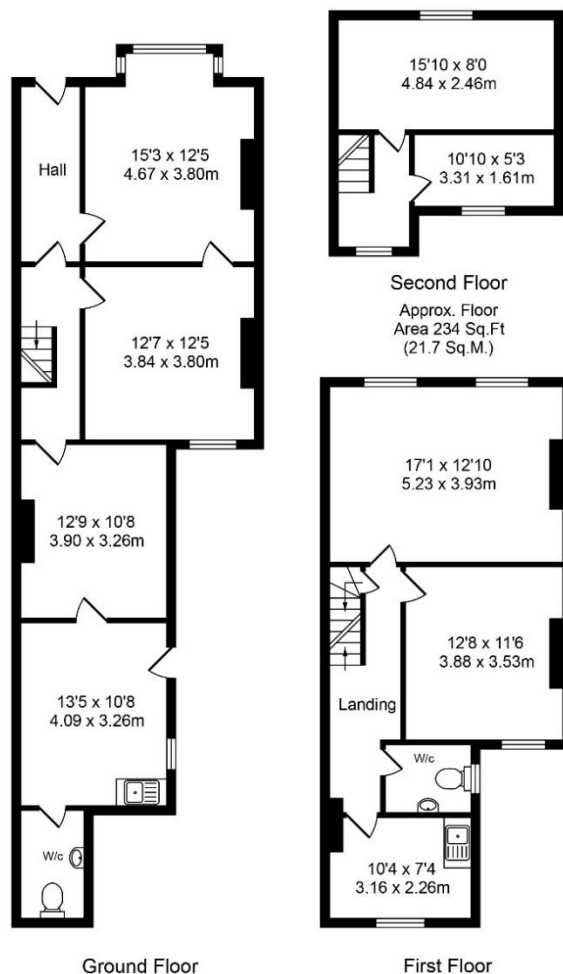
Typical specification is painted walls, carpet floor coverings, surface mounted light fittings and gas fired central heating with perimeter panel radiators.

The configuration of the property lends itself to separate office occupier to ground and first floor or indeed conversion to residential subject to the necessary consents.

Accommodation: We calculate the property extends to approximately 1474sq ft NIA. (including basement and attic storage)

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

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



Tenure: Freehold - pending written verification.

Offered with vacant possession on completion

Rent: £159,950 subject to contract.

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 that VAT will not apply to the purchase price.

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

Business Rates: The property is listed as having a Rateable Value of £2,750

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 15 April 2024

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