

Town Centre Office
Accommodation

To Let: £2,350 per annum plus VAT

(£195.83 per month / £45.19 per week plus VAT, inclusive of service charge)

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Office 3, Westminster Chambers, 106 Lord Street, Southport, PR8 1LF

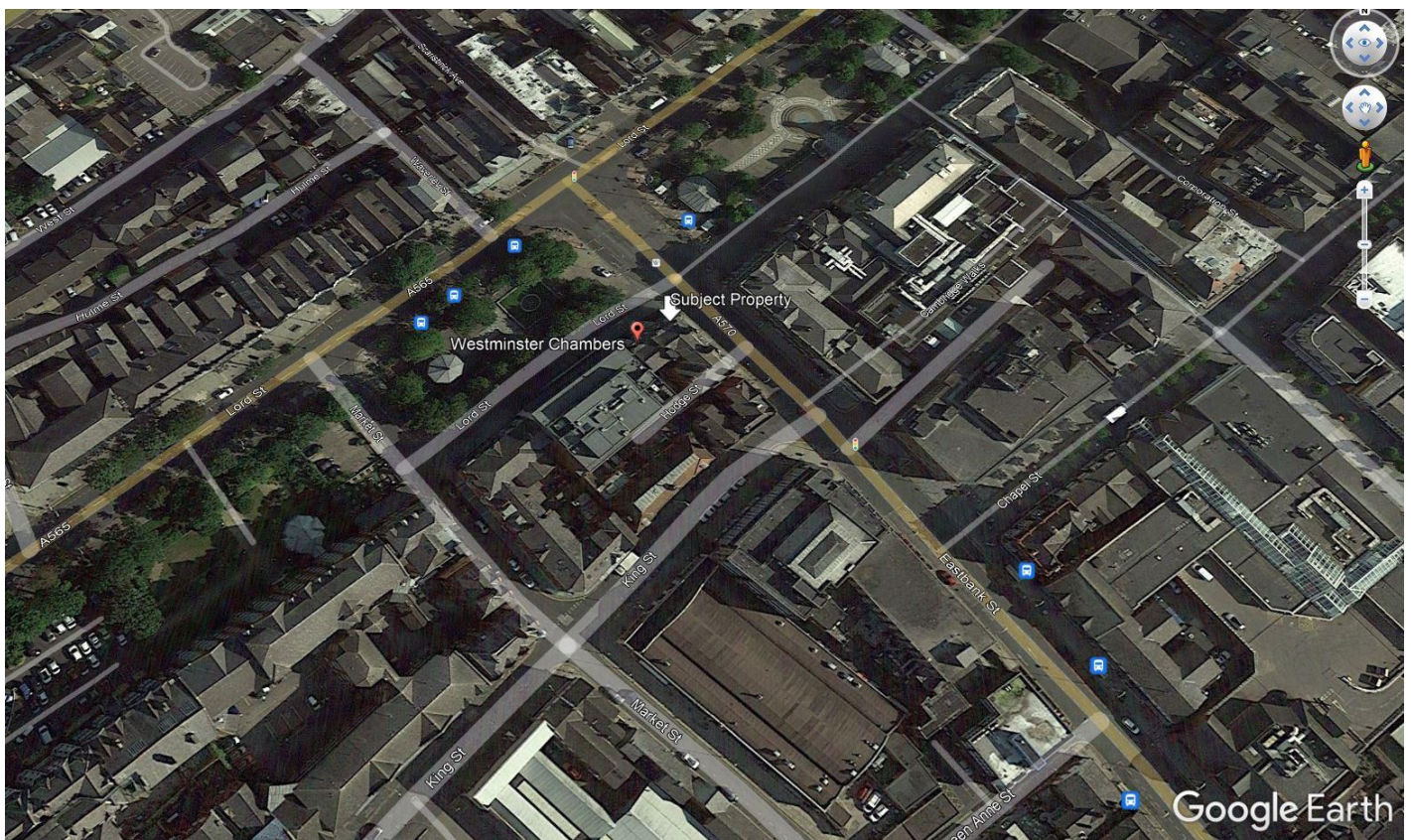
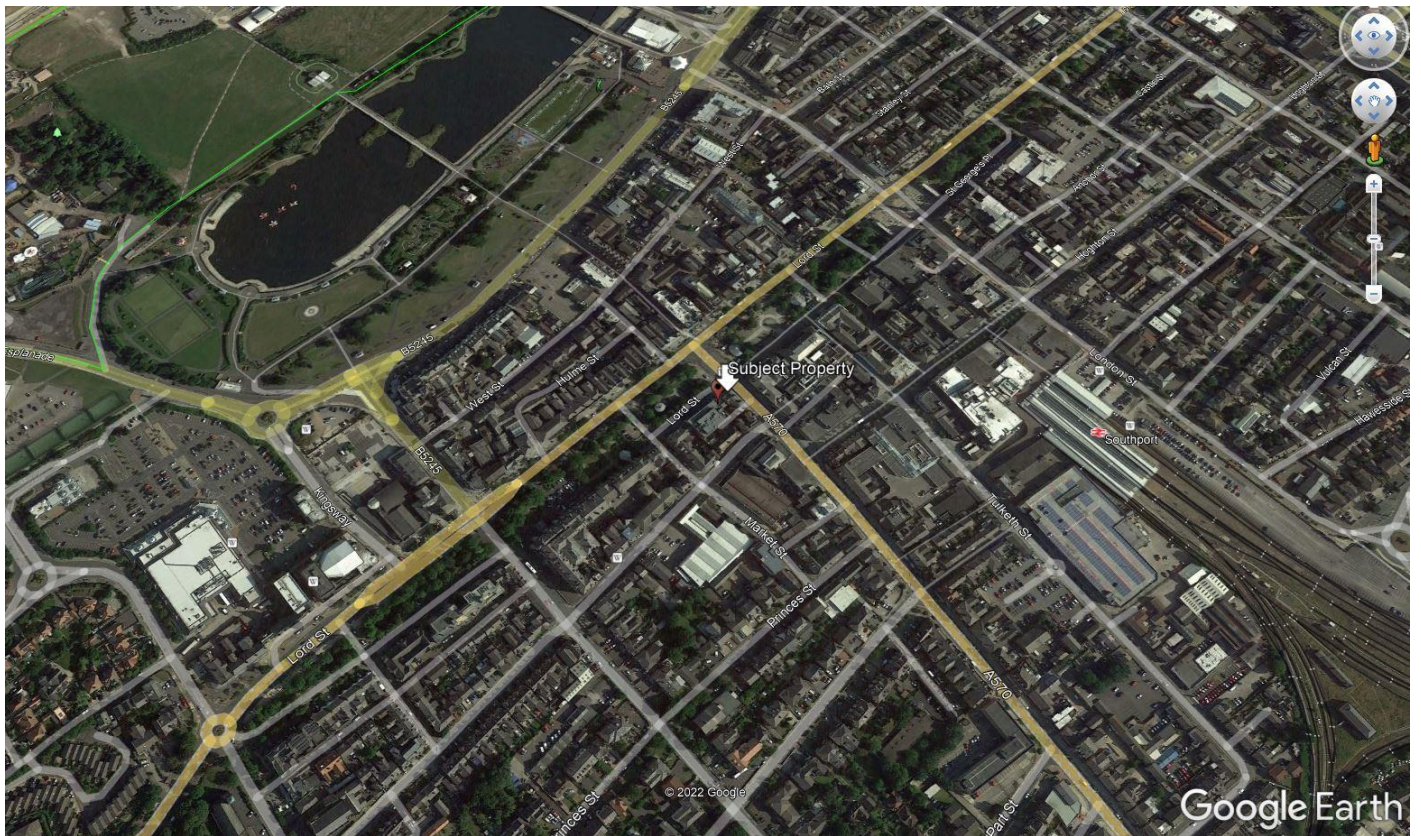


- **First Floor Office Accommodation**
- **Southport Town Centre Location**
- **Available at £2,350 per Annum plus VAT (£195.83 per month / £45.19 per week, inclusive of service charge)**
- **Ready For Immediate Occupation**
- **Permitted opening hours Monday-Friday 8am - 7pm, Saturday 9am – 5pm.**



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
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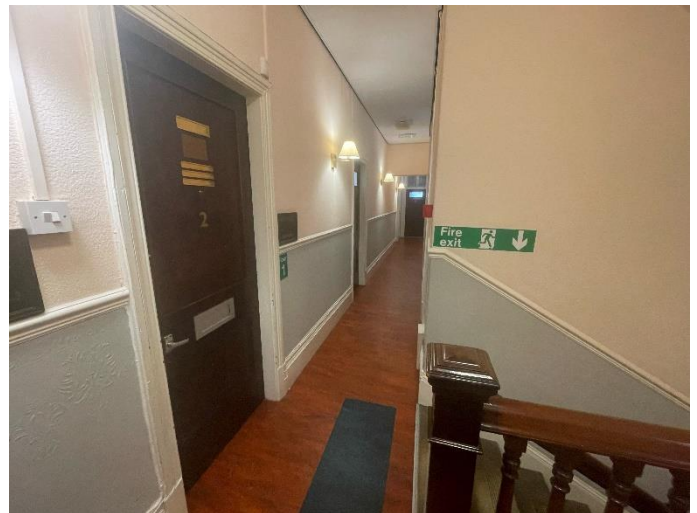
Location: The premises are located to Southport Town Centre. Situated on the first floor of Westminster Buildings (Grade II listed) above a parade of retail units and adjacent to The Vincent Hotel.



Description: Situated on the first floor of Westminster Buildings this office suite is overlooking Lord Street / Eastbank Street. The office suite has the benefits of an electronic door entry system, intercom, alarmed landing, passenger lift, individual letterbox, door signage, caretaker, blinds and heating included in rent. The subject suite has been newly decorated and carpeted.

Landlords' office furniture available to use, at no additional cost.

Please note permitted opening hours are Monday – Friday 8am-7pm, Saturday 9am – 5pm.



Rent: Available at £2,350 per annum (£195.83 per month / £45.19 per week) plus VAT, inclusive of service charge.

Buildings Insurance: We understand tenants are required to make a contribution towards the building insurance in the order of £102.12 plus VAT per annum 24/25 variable.

Water Rates: We understand tenants are responsible for payments relating to water site area charge in the order of £150 approx. per annum 24/25 variable.

Electricity: By way of its own meter and the tenant is responsible for all these charges.

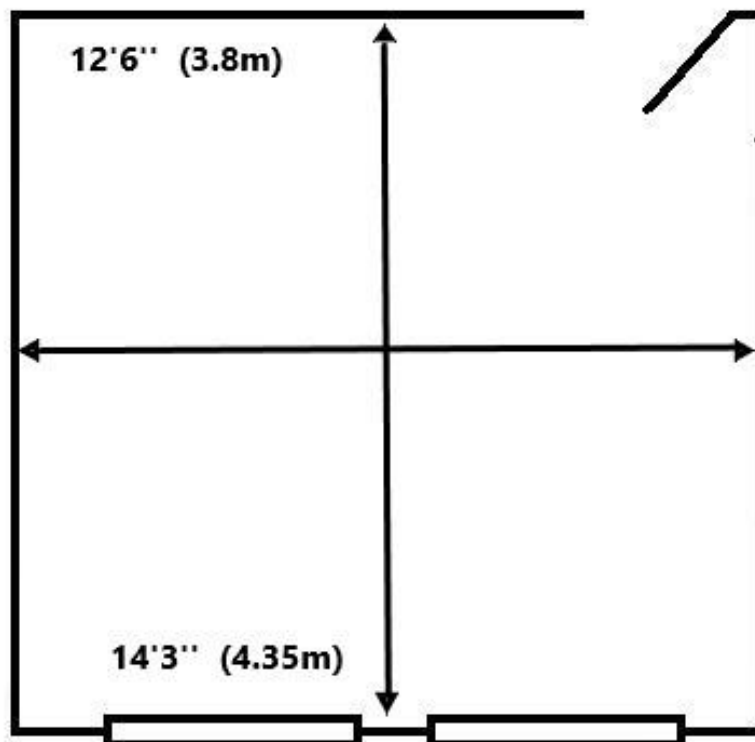
Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address.

VAT: All prices and rentals where quoted are exclusive of and are subject to VAT.

Legal: Each party will be responsible for their own legal costs. Flexible licence terms available, minimum of six months, licence drawn up in house – no fee.

Accommodation: We understand the accommodation extends to approx. 178 sq ft.

Floor plan indicative and not to scale.



Business Rates: Ingoing tenants may qualify for small business rates relief. We advise interested parties should contact Sefton MBC (01704 533133) to qualify the likely payments and reliefs.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Updated 02 May 2024

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