

**TO LET**

**Warehouse, Manufacturing and  
Office Facility**

**£80,000 Per Annum**

**Fitton Estates**  
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**95a Linaker Street, Southport, Merseyside PR8 5BU**

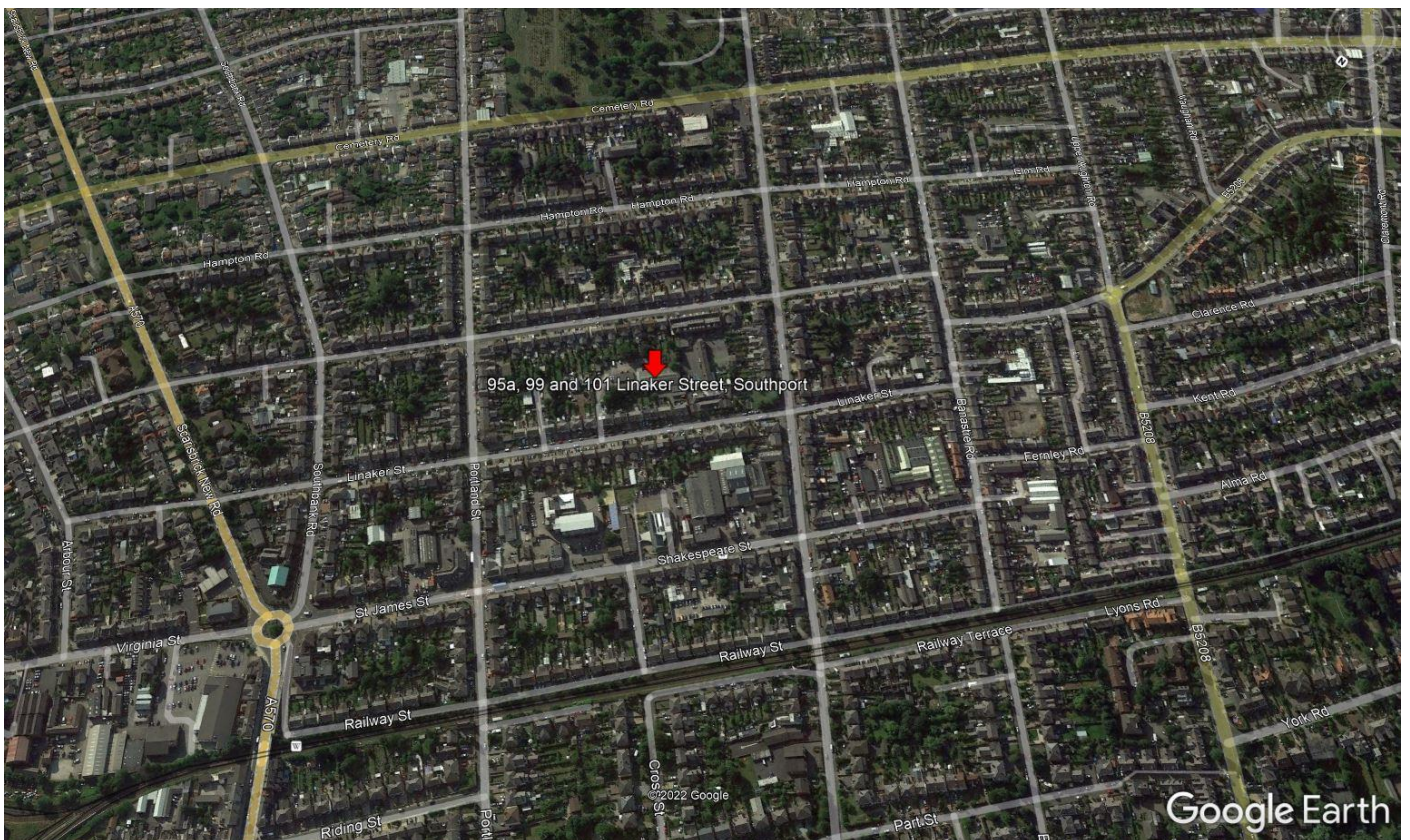
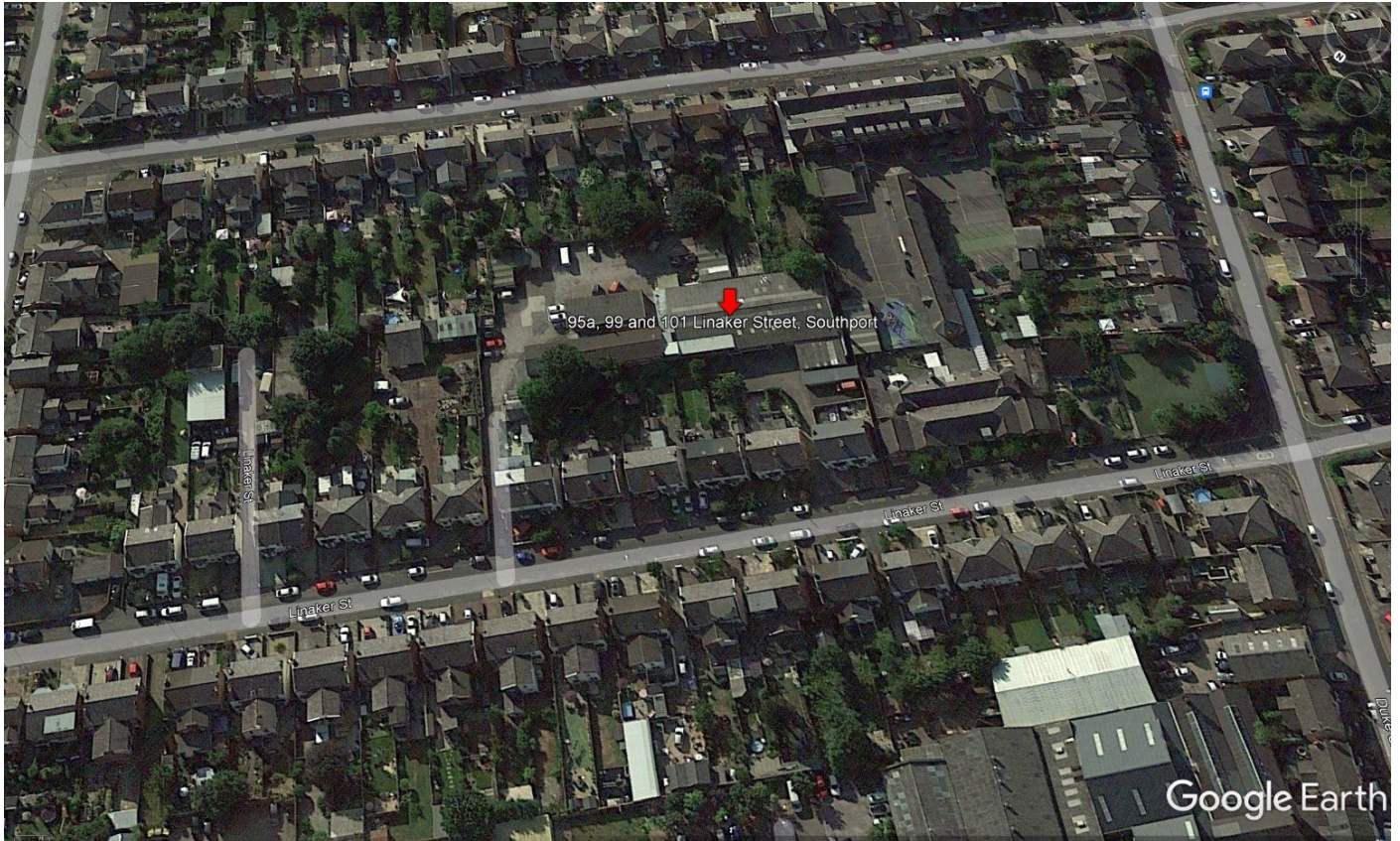


- **Substantial Warehouse, Manufacturing and Office Facility.**
- **Providing Approximately 18,500 Square Feet GIA, Plus Storage Units,**
- **Southport Town Centre Location.**
- **Large Self Contained Secure Yard - Approx 0.9 Acres.**
- **Available By Way of a New Lease.**



**Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
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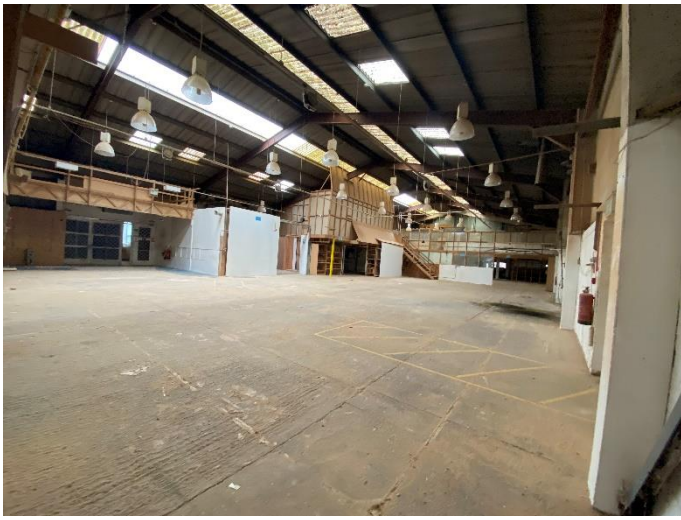
**Location:** The subject property is situated approximately one mile south of Southport Town Centre in an established residential location primarily comprising a mixture of detached and semi-detached dwellings and flats of a variety of ages, to a range of architectural styles, although Victorian properties are in the predominance.



**Description:** Amalgam of various warehouses, workshops and manufacturing areas known as 95a Linaker Street, in addition to office accommodation, storage and yard.



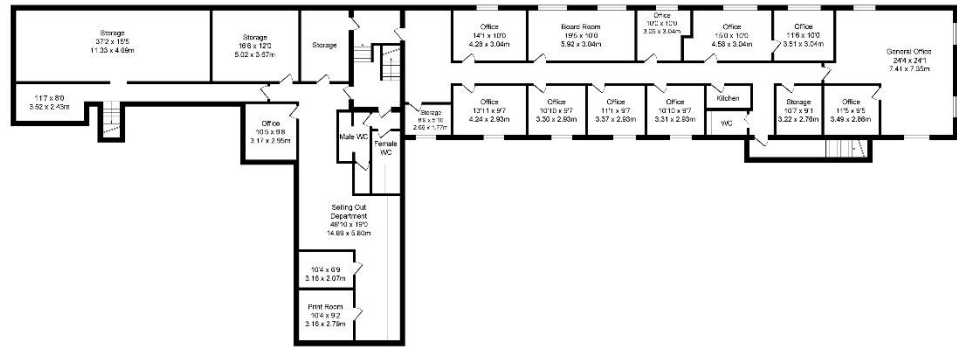




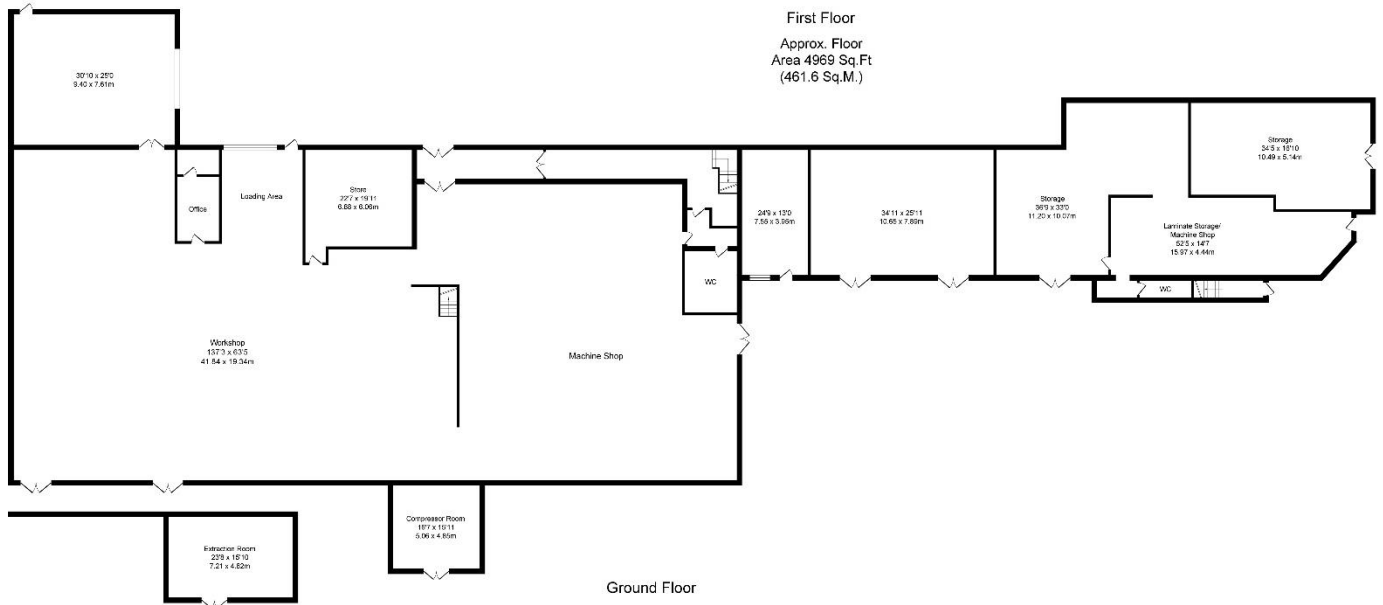
**Accommodation:** All those Warehouse, Workshop and offices known as 95a Linaker Street provide a Gross Internal Area of approximately 18,500 sqft GIA over ground and first floor.

**Linaker Street**  
**Total Approx. Floor Area 18666 Sq.ft. (1734.0 Sq.M.)**

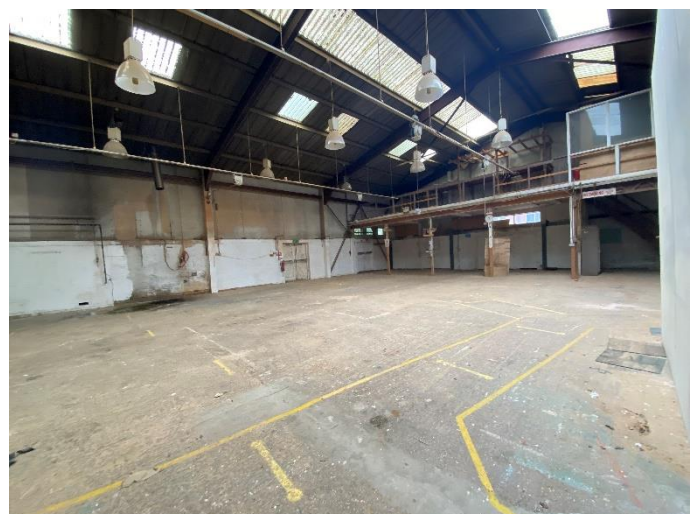
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**First Floor**  
**Approx. Floor Area 4969 Sq.Ft (461.6 Sq.M.)**



**Ground Floor**  
**Approx. Floor Area 13697 Sq.Ft (1272.4 Sq.M.)**



**Rental:** £80,000 per annum exclusive

**VAT:** All prices and rentals where quoted are exclusive of but may be subject to VAT.

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

**Business Rates:** From the VOA website 95a Linaker Street is listed as having a Rateable Value of £33,000.

**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.

**EPC:** EPCs are available on request.

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





## Details Prepared 22 May 2024

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