

Office/Retail/Showroom Premises
with Parking

TO LET

Rental: £17,995 per annum
exclusive

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

3a Cable Street, Formby, Merseyside, L37 3LU

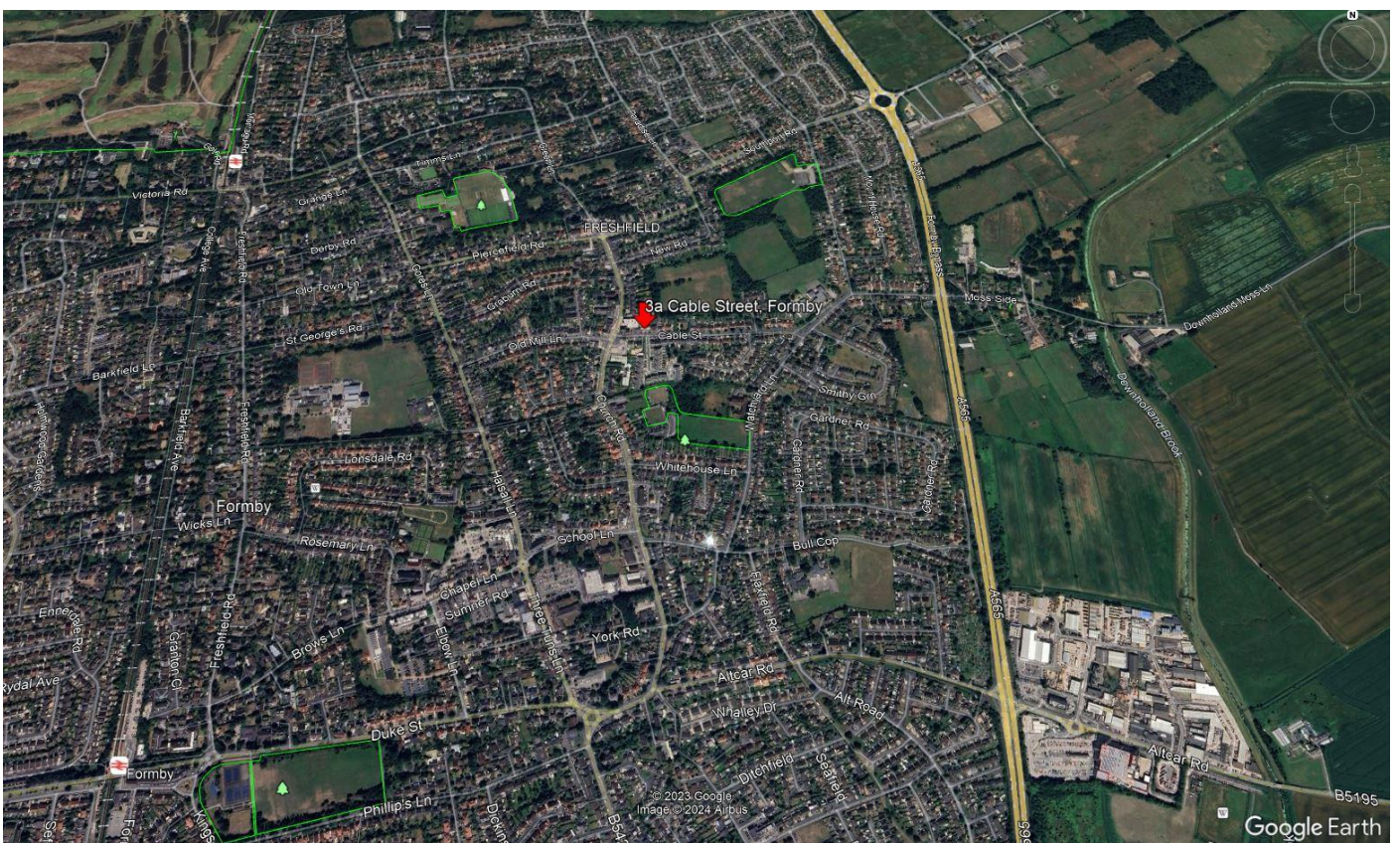


- Retail/Office/Showroom Premises
- Substantial Parking Area
- Well Presented Predominantly Open Plan
- Affluent Formby Location
- Available with the Benefit of a New Lease
- Would Suit a Variety of Operators, Subject to Permissions



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

Location: The property is located to Cable Street, Formby, just off the B5424 at Church Road. Formby is an affluent village within Merseyside located to the Irish Sea some 6 miles south of Southport and circa 10 miles north of Liverpool. The village is well served by two rail stations and the A565 Formby Bypass.



Description: Well Presented Office/Retail/Showroom Premises with Parking.

The property comprises a single storey building with securable uPVC fenestration and extensive fascia signage provisions set back from the roadside to provide for a substantial parking area.

Internally the accommodation is well presented and arranged predominantly open plan with a partitioned private office. There are ancillary kitchen and WC facilities together with a useful store toward the western elevation, which is furthermore accessible externally and provided with hard floor and surface mounted lighting. Typical specification of the main area includes carpet floor covering, plastered and painted walls and suspended ceiling with cat 2 louvres.

Externally the property benefits from an extensive and enclosed tarmac area immediately to the front.

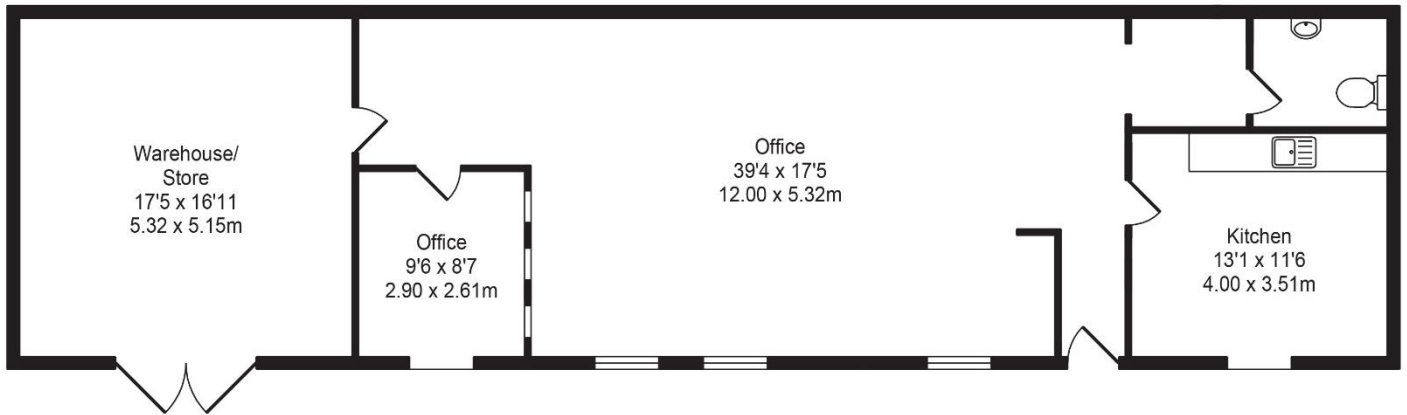
The property would suit a variety of uses and operators including retail, office and showroom, subject to all appropriate permissions.

File images



Accommodation: In accordance with the RICS code of measuring practice we calculate the premises extend to approximately 100.62 sq m (1,082 sq ft) Net Internal Area.

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



file images



Terms: The premises are available with the benefit of a new lease on terms to be agreed.

Rent: We are quoting an initial headline rent of £17,995 per annum exclusive of all other outgoings.

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

Legal: Ingoing tenants will be responsible for their own legal fees.

Business Rates: From our investigations of the Valuation Office Agency we are advised the current Rateable Value is as follows: £5,500.

We advise interested parties should contact Sefton MBC (01704 533133) to establish if they qualify for small business exemption.

EPC: A full copy of the EPC & Recommendation Report will be made available on application.

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

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 will require proof of identity and proof of address of the prospective Tenant.

Details Prepared 30 May 2024.

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.