

Available Due to Relocation

FOR SALE

Office Accommodation

Asking Price: £285,000

Fitton Estates

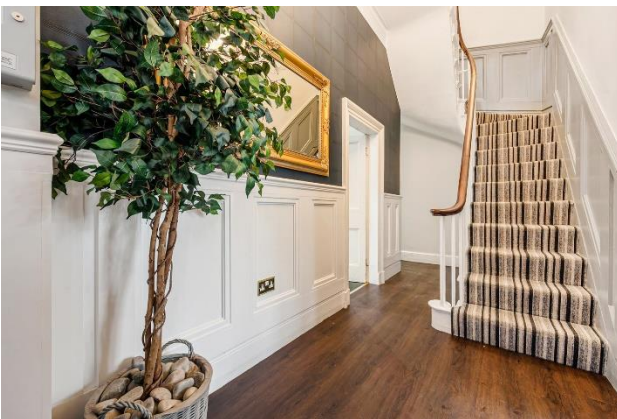
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

15 Hoghton Street, Southport, Merseyside, PR9 0NS



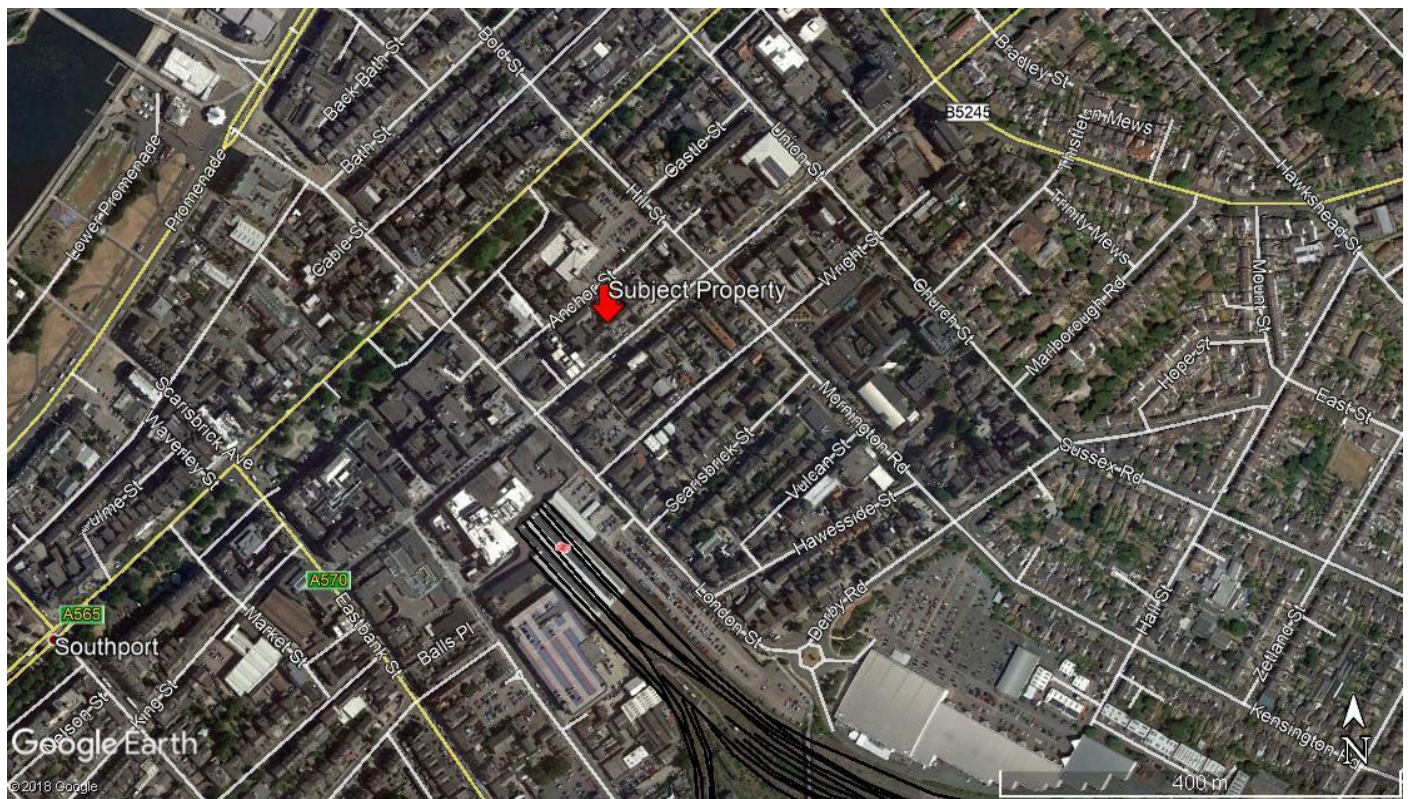
- **Self Contained Offices Arranged over Ground and First Floor**
- **Parking to Front and Rear**
- **Basement Storage**
- **Hoghton Street/Southport Town Centre Location**
- **Approximately 1,587 Sq Ft NIA**
- **Offered with Vacant Possession on Completion**



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

Location: The property is found to the north-west side of Hoghton Street, Southport, Merseyside.

Hoghton Street has traditionally been associated with and largely remains the primary district for financial and professional services in Southport. The subject property occupies a position to Hoghton Street close to its junction with pedestrianised Chapel Street and is therefore well positioned additionally for the main retail and leisure areas of the town.



Description: The property comprises of a sizable end terrace building with very well appointed office accommodation arranged over ground and first floors together with basement stores. The premises are finished to a high standard throughout having benefitted from recent decorative works and include open plan and private offices, reception area and staff facilities.

Externally, the property has the particular benefit of dedicated parking to both the front and rear, via Hoghton Street and Anchor Street respectively.

Available due to relocation, the property is offered with vacant possession on completion.





Accommodation: We understand the property provides an approximate Net Internal Area of 1,587 sq ft (NB Basement not measured, restricted head height).

Tenure: Freehold.

Asking Price: £285,000, subject to contract.

VAT: We understand VAT would not apply to the purchase price.

Business Rates: Interested parties should contact the Local Authority to qualify the likely payments and any applicable reliefs.

Legal: All parties will be responsible for their own legal fees.

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.

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 31 May 2024

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