

On the Instructions of Galloway's
Society for the Blind



Substantial Two-Storey Town
Centre Office Premises

Offers in Excess of: £149,950

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

22 Wright Street, Southport, Merseyside, PR9 0TL

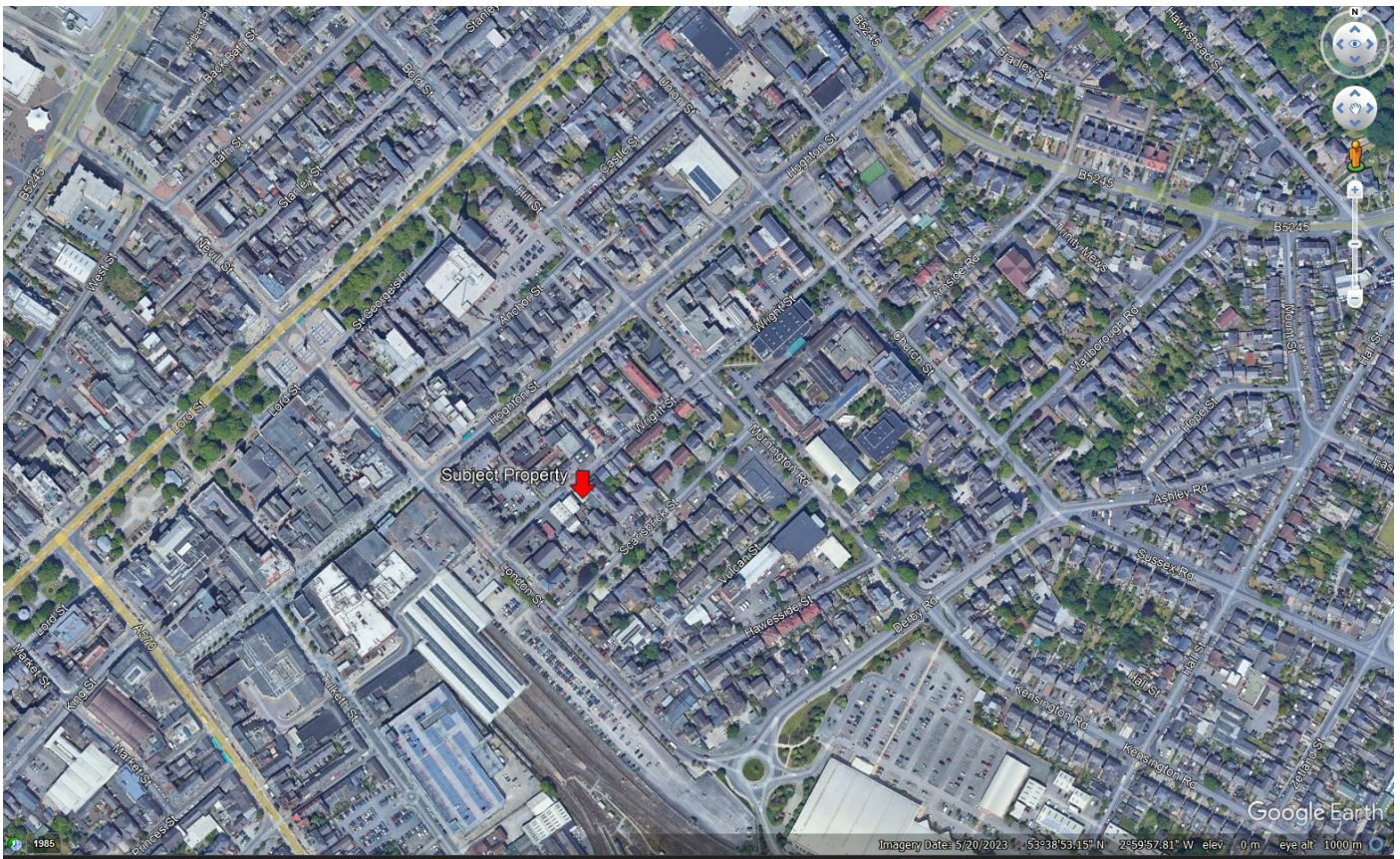


- Office accommodation over ground and first floors
- Scope for alternative uses, subject to the necessary consents
- Close to Southport Train Station, the pedestrianised retail area of Chapel Street and the main office location of Hoghton Street, Southport
- Over 2,300 square feet NIA of accommodation (inc. first floor storage)
- Offered with vacant possession on completion



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
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Location: Wright Street is situated within Southport Town Centre within walking distance of Southport Train Station on London Road, the pedestrianised retail areas of Chapel Street immediately adjacent and connects through/runs parallel with Hoghton Street, which is colloquially known as the professional, medical and legal office location of the town.



Description: The property would be offered with vacant possession on completion and to the ground floor comprises of an entrance hall with kitchen and reception room off, disabled WC, ladies and gents' toilets and the large rear primarily open plan meeting room/office to the ground floor.

The first floor provides further private offices in addition to storage space within the eaves. The property has a typical specification of carpet floor tiling, plastered and painted walls, surface mounted light fittings and gas central heating by way of perimeter radiators.

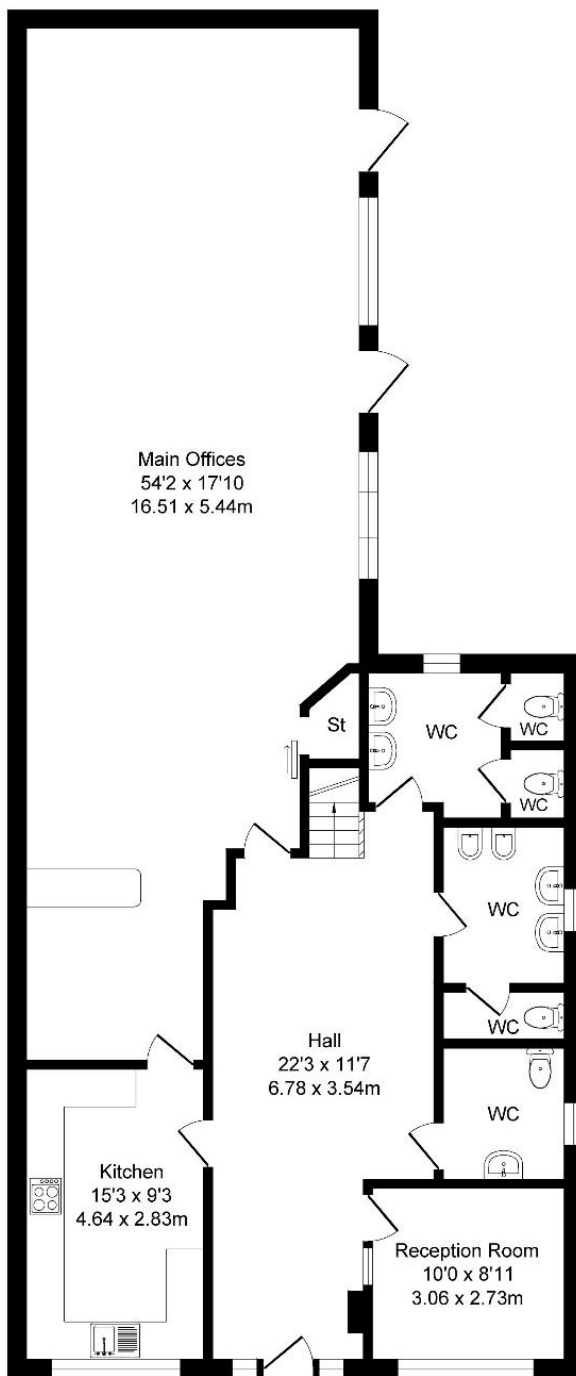




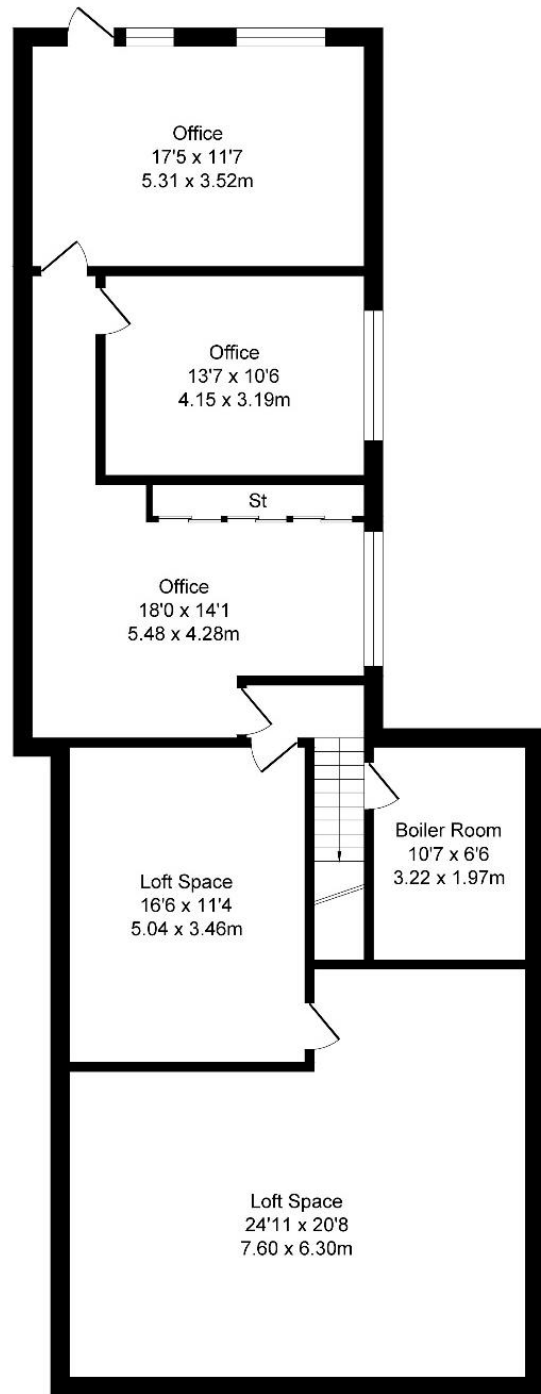
Accommodation: Floor plan not to scale and provided for indicative purposes only.

We calculate the property provides over 2,300 square feet NIA of accommodation to include the storage areas to the first floor.

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.



Ground Floor
Approx. Floor
Area 1606 Sq.Ft
(149.2 Sq.M.)



First Floor
Approx. Floor
Area 1433 Sq.Ft
(133.1 Sq.M.)

Tenure: Freehold/long leasehold - pending written verification. Vacant possession to be provided upon completion.

Offers in Excess of: £149,950 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: 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: The property currently has a Rateable Value of £13,750 from the 2023 Rating List. We would recommend however all prospective purchasers satisfy themselves as to their potential business rates obligations by contacting Sefton Council Business Rates Department on 0151 934 4360.

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 03 June 2024

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