

Well Presented Modern Office Suite  
to Churchtown Village

TO LET

Rental: £12,000 per annum  
exclusive

# Fitton Estates

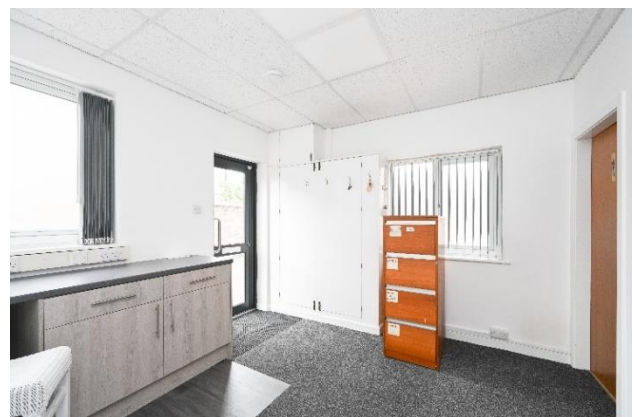
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Part Ground Floor, Balmoral Lodge, Cambridge Road, Churchtown, Southport, Merseyside  
PR9 7LN**

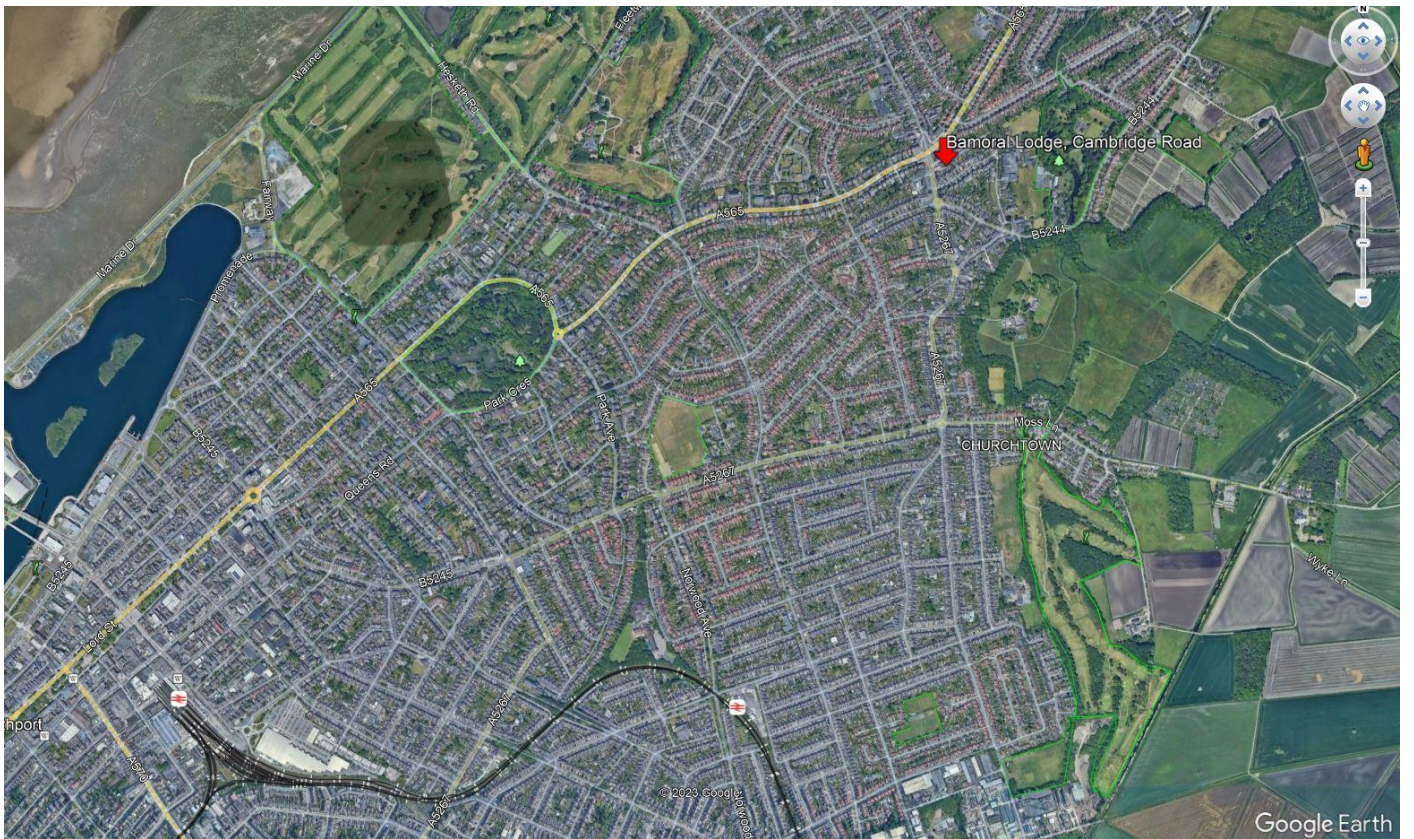


- Well Presented Modern Office Suite
- Part Ground Floor – Approximately 800 sq ft NIA
- Churchtown Village Location
- Self Contained Suite
- Kitchen and WC facilities
- Business Rates Exempt – subject to meeting necessary criteria
- Parking provisions
- No VAT on Rental.



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Southport, Merseyside, PR9 0PG  
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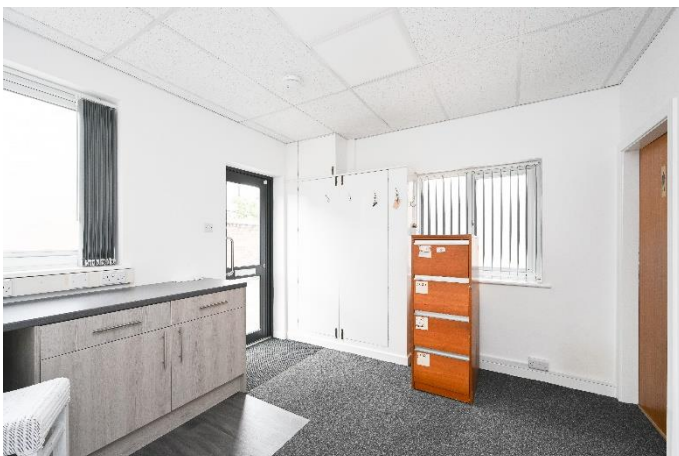
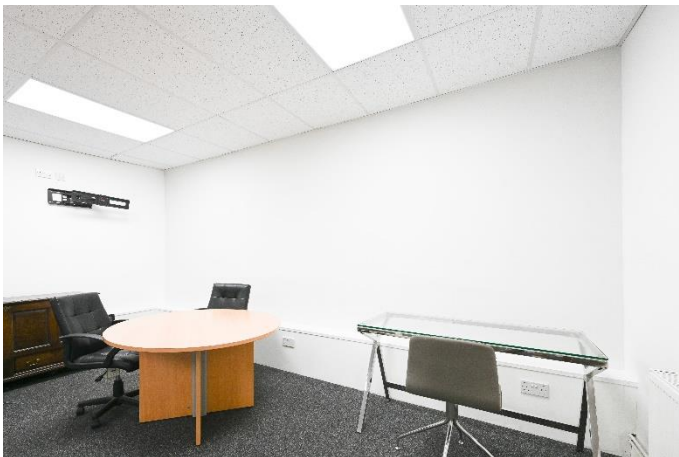
**Location:** The subject property is situated to Cambridge Road, Churchtown, Southport within Churchtown village commercial area. Immediate nearby occupiers include Subway and BetFred bookmakers.



**Description:** Well presented ground floor modern office suite to Churchtown Village. The accommodation comprises self contained ground floor office suite within the well appointed coach house style Balmoral Lodge building.

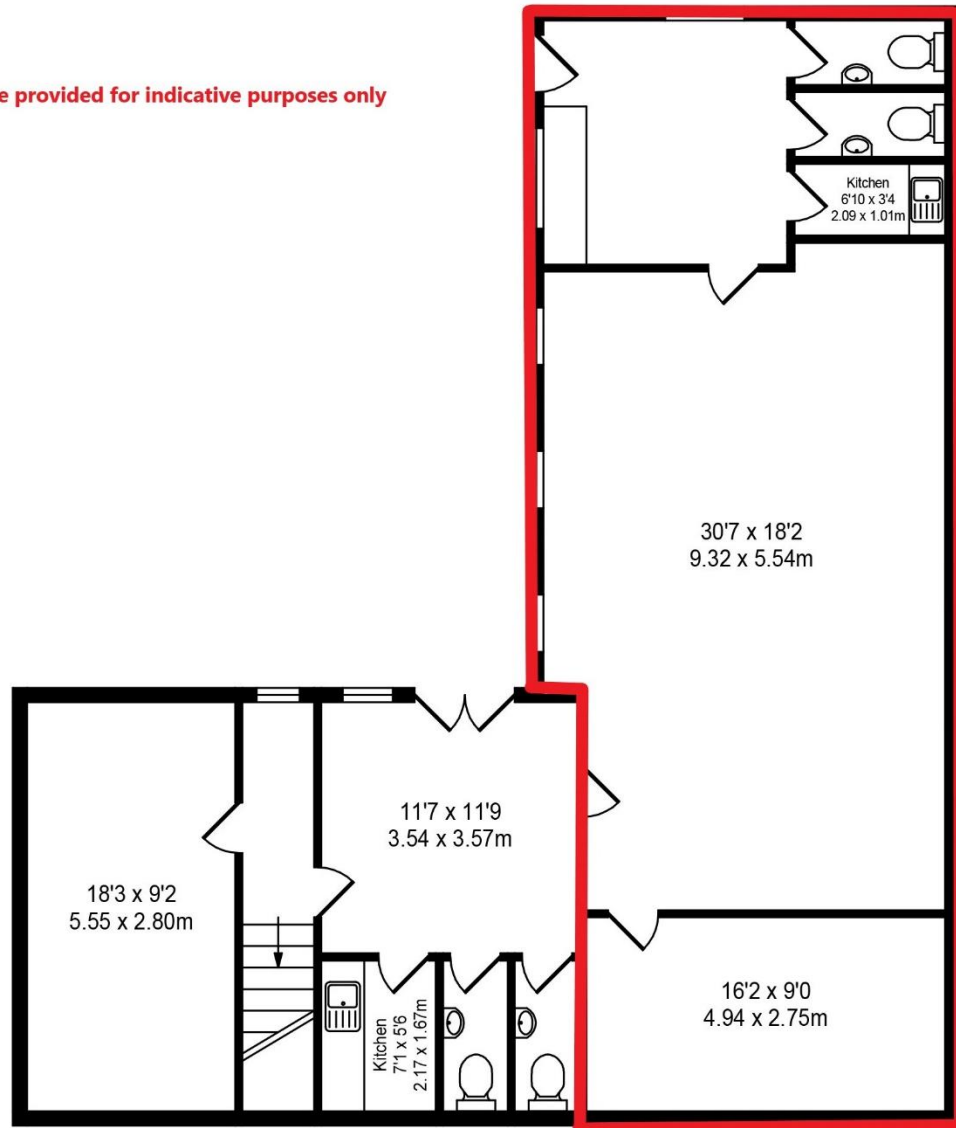
Internally the property benefits from typical modern office specification including suspended ceilings, cable trunking, double glazing and carpet floor covering.

The suite also provides kitchen and WC facilities together with dedicated entrance.



**Accommodation:** Floorplan not to scale and provided for indicative purposes only.

Red line provided for indicative purposes only



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

**Rent:** £12,000 per annum exclusive of all other outgoings, such as electricity (sub meter), gas and water on a shared basis.

**VAT:** We understand VAT would not apply to the rental.

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

**Business Rates:** The tenant will be responsible for the payment of business rates if applicable. From the VOA web page the property has a Rateable Value of £6,700 therefore subject to meeting the necessary criteria, occupiers may be exempt from the payment of Business Rates.

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

**Details Prepared 07 June 2024**

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