

Former Childrens Nusery

TO LET

Rental: £25,000 Per Annum

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

5 Poplar Grove, Church Street, Southport, Merseyside PR9 0QS

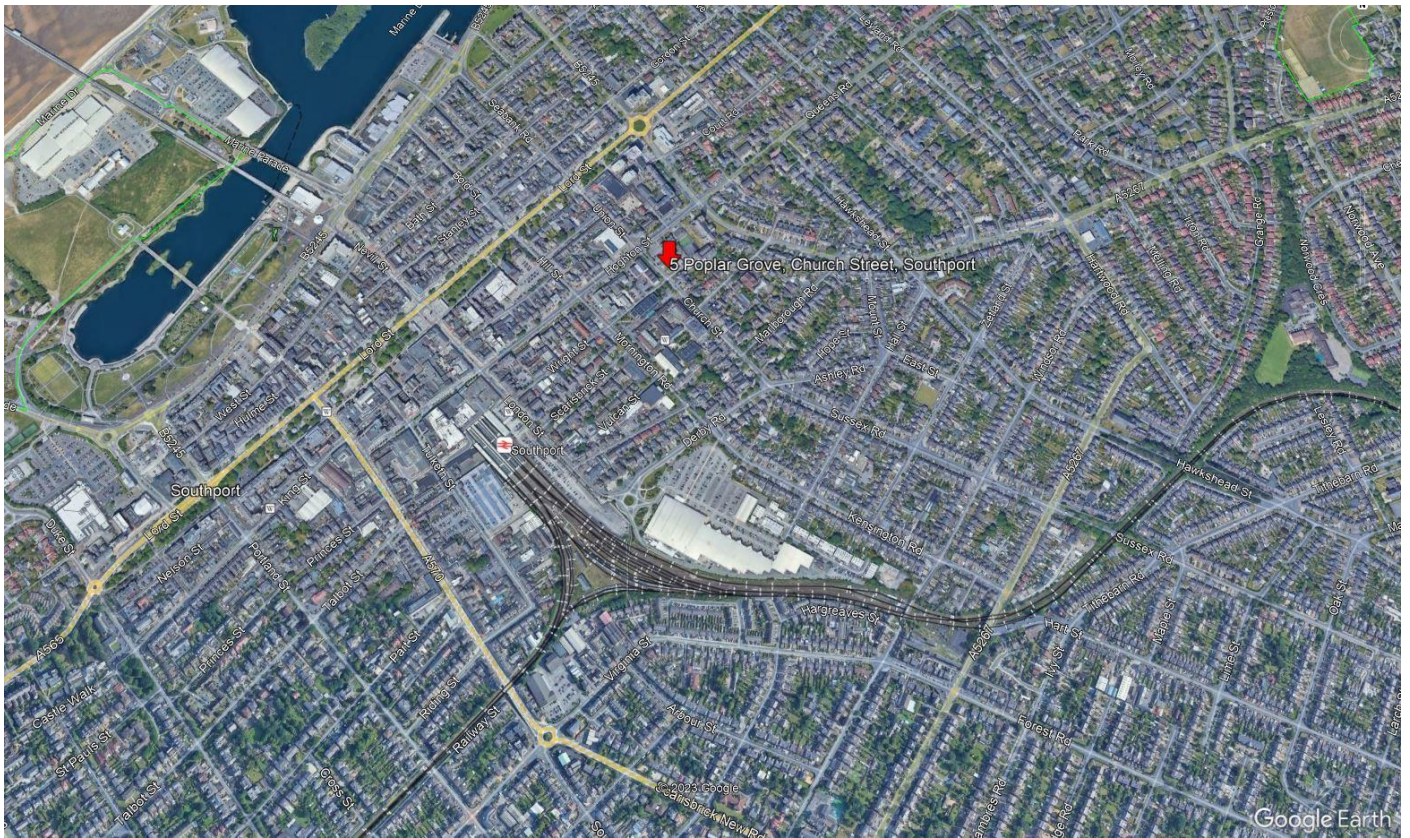
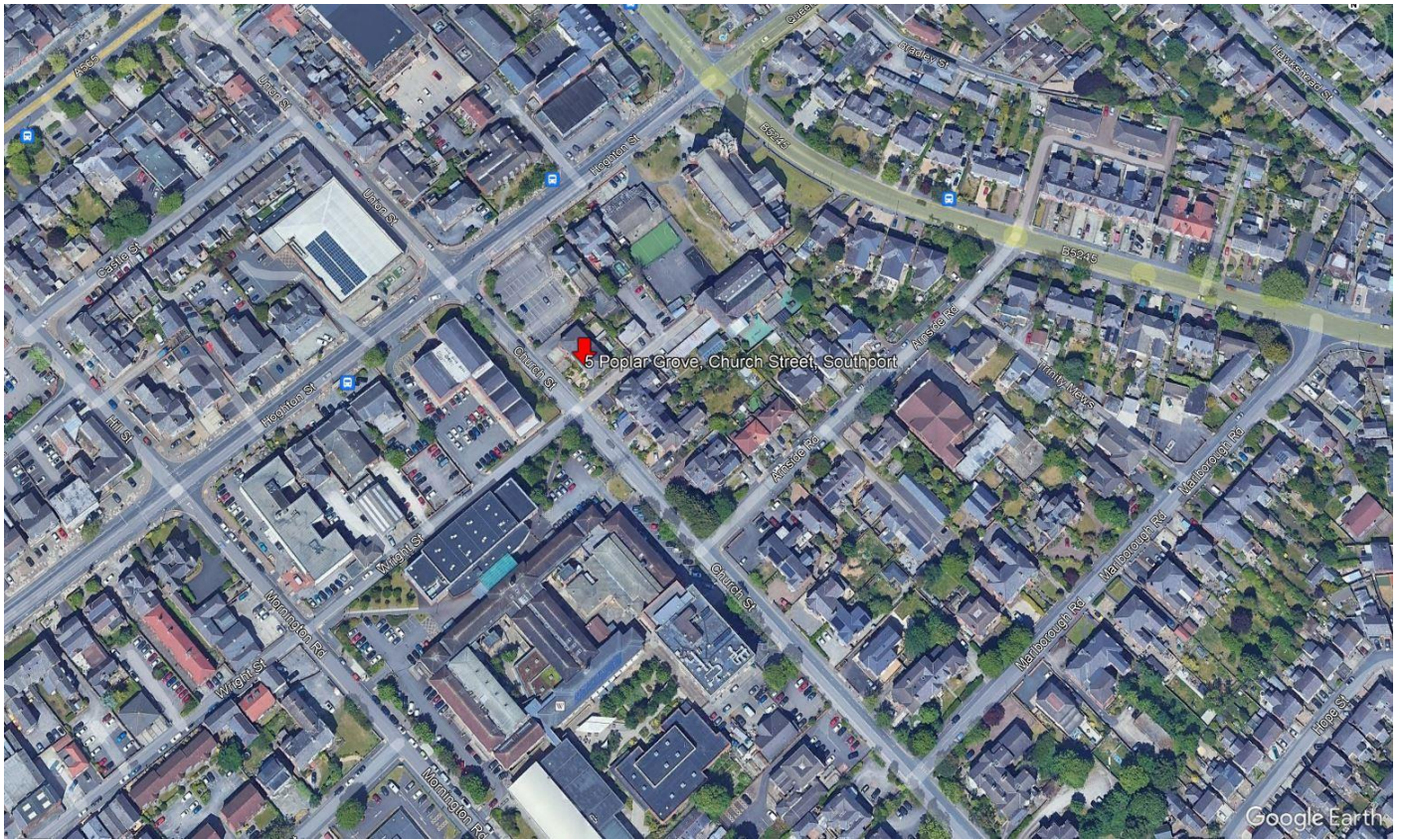


- **Former Childrens Nursery**
- **Attractive Period Building**
- **Scope for Reinstatement to Office Accommodation**
- **Self Contained with Parking to Rear**
- **New Lease Available**
- **Southport Town Centre Location**
- **May Suit Alternative Uses Subject to Necessary Consents**



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
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Location: The subject property is located to Poplar Grove, 5 Church Street, Southport which in turn is situated just off Houghton Street, which is the Town's primary professional and medical business address.



Description: Former Children's Nursery but with scope for reinstatement back to office accommodation. The property offers attractive traditional nursery/office accommodation in addition to modern features such as Cat 6 cabling provided by way of floor boxes to most rooms in addition to Category 2 lighting louvers.

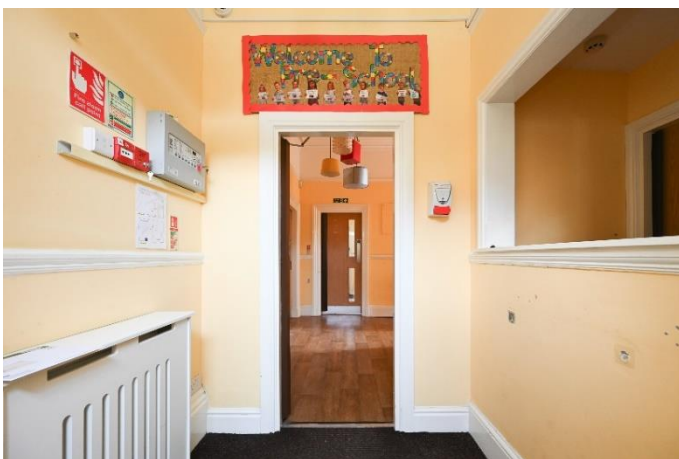
WC facilities are provided to the ground floor, mezzanine and first floor and the accommodation is laid out as follows: Vestibule with panelled glazed door leading into attractive entrance hall, front room with bay window feature.

Rear rooms with surface mounted light fittings and door to former rear parking area now outside play yard, in addition there is a kitchen providing wall and base units with work surfaces to accord.

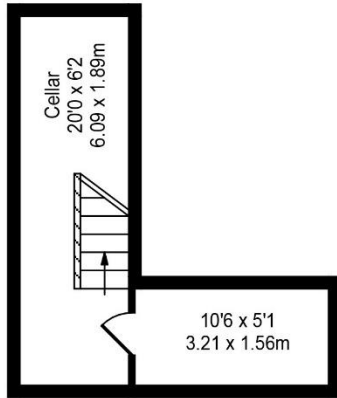
From the hallway underneath the stairs are the steps down to the basement storage area which also incorporates a server room with wall mounted air conditioning unit and gas fired boiler.

Off the half landing is a WC facility providing two cubicles, the first floor thereafter provides two further rooms, one of which has a mezzanine area providing a WC.

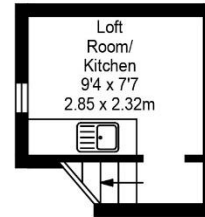
From Wright Street there is an enclosed former car parking area (now an enclosed outside playarea) separated by way of an electric sliding security door, which provides parking for a number of vehicles.



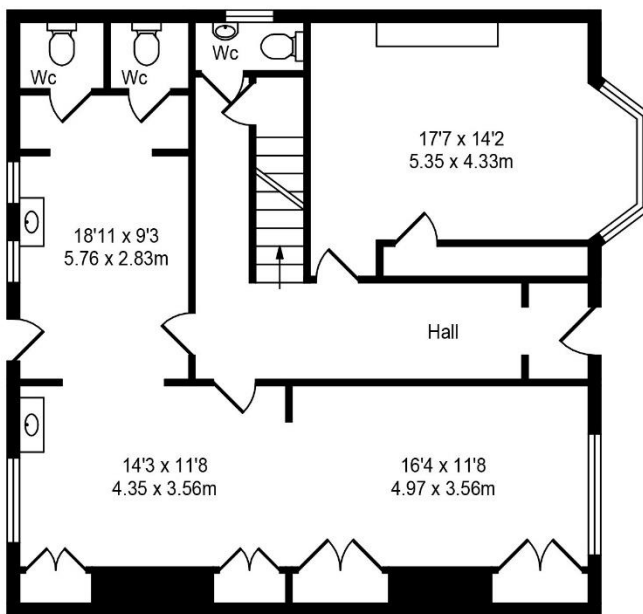
Accommodation: In accordance with the RICS Code of Measuring Practice we calculate the property provides approximately 184.80 sq m (1,989 sq ft) NIA.



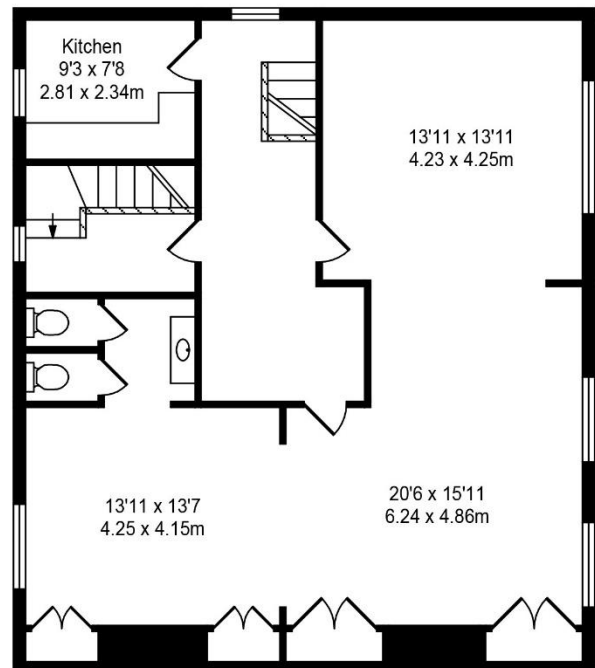
Approx. Floor Area 175 Sq.Ft (16.26 Sq.M.)



Approx. Floor Area 90 Sq.Ft (8.38 Sq.M.)



Approx. Floor Area 989 Sq.Ft (91.84 Sq.M.)



Approx. Floor Area 1049 Sq.Ft (97.54 Sq.M.)



Terms: The property is available to let by way of a new lease on terms to be agreed.

Rent: £25,000 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 Rateable Value effective from 1 April 2023 is as follows: Day Nursery £23,000.

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 17 June 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.