

**Available Due to Relocation**

**TO LET**

**Prestigious Offices with Parking**

**Rental: £39,995 per annum**

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**2 Shore Road, Ainsdale, Nr Southport, Merseyside, PR8 2RB**



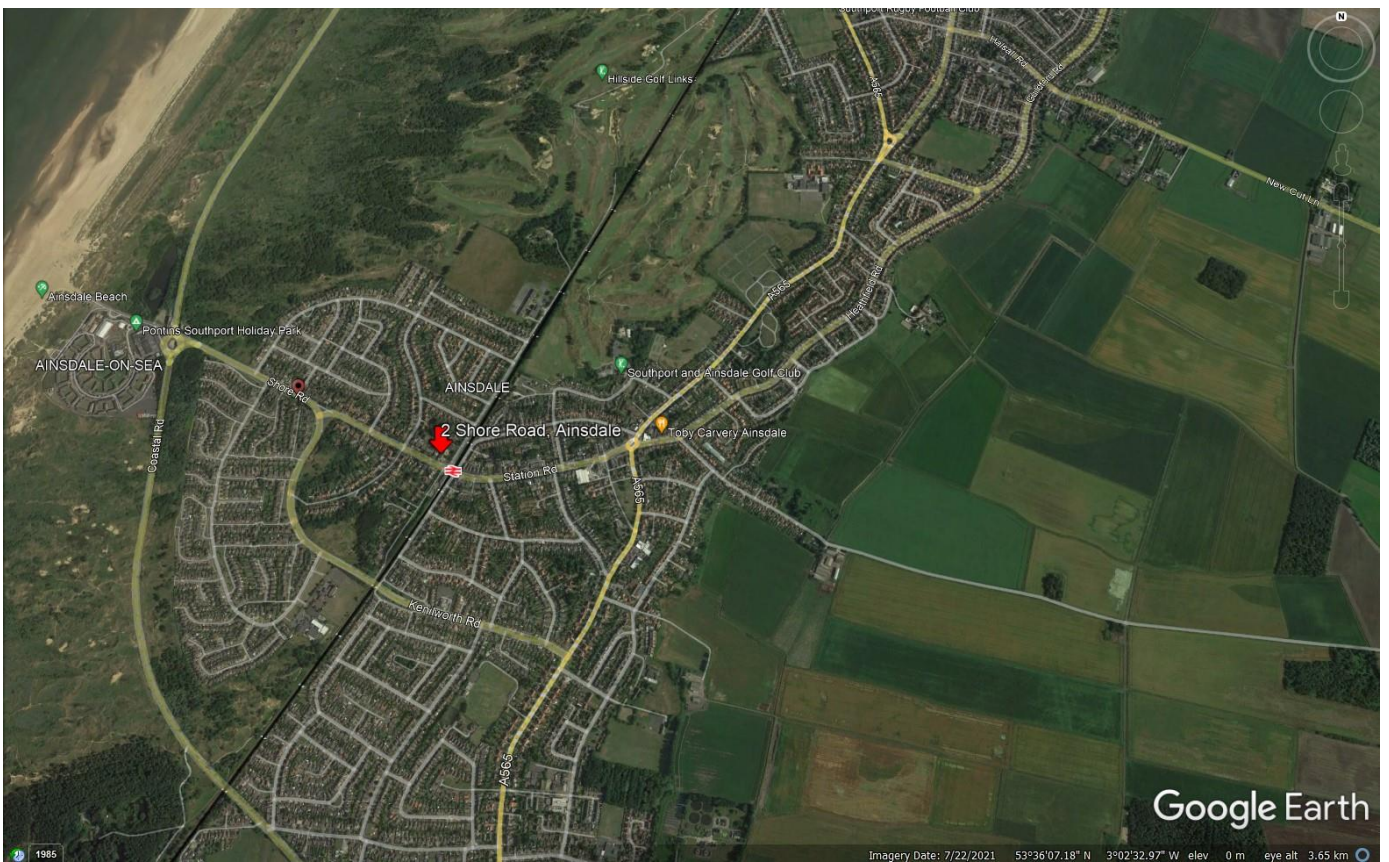
- **Attractive former bank premises with plentiful on-site parking**
- **Offering prestigious primarily Ground Floor office accommodation**
- **Prominent and convenient position to Ainsdale Village and train station**
- **Available October 2024 – Due to relocation**
- **Scope for Alternative Uses – Subject to the necessary consents**
- **Subject to necessary consent permission for the sale of food and drink, FREE rent period (by negotiation) available whilst work carried out.**



**Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
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**Location:** The property fronts onto Shore Road at its junction with Sandringham Road. Shore Road is a continuation of Station Road, which subsequently adjoins Liverpool Road (the A565) and the arterial road through Ainsdale. Ainsdale Railway Station is opposite the property and provides 15 minutes service to Southport and Liverpool. Station Road also is home to Ainsdale's bar, retail and restaurant occupiers.





**Description:** Former Barclays Bank building of brick construction, under a pitched, slate roof. Externally, the property benefits from landscaped grounds to the front and an enclosed car park for approximately seven vehicles. Internally, there is an open plan banking hall, from which there have been a number of small private offices formed, a kitchenette and storerooms.

At the rear of the property, there is a strong room, which has been retained, currently utilised as storage. Hardwood parquet flooring is provided within the banking hall, painted and plastered walls, suspended ceiling with recessed CAT 2 lighting.

The property also benefits from first floor accommodation within the roof void, which offers separate men's and women's WCs, which are accessed via a single staircase. Heating is provided via gas central heating.

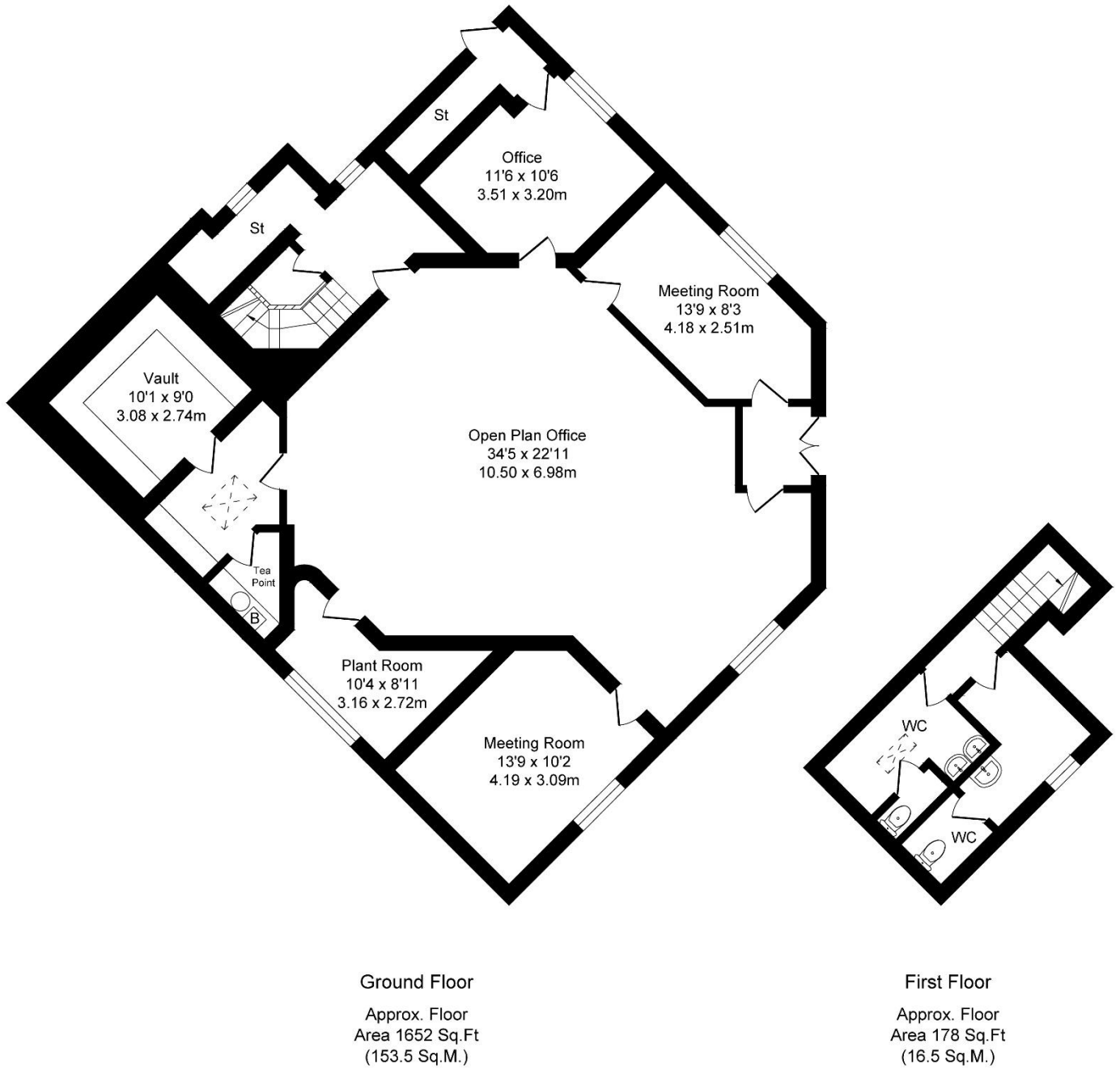


*(Please note, these are stock photographs and provided for indicative purposes only).*

**Accommodation:** We understand the property provides approximately 1,442 square feet NIA. Floor plan below - not to scale and provided for indicative purposes only.

**Shore Road, Ainsdale**  
**Total Approx. Floor Area 1830 Sq.ft. (170.0 Sq.M.)**

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.



**Rental:** £39,995 per annum, exclusive of all other outgoings.

**Terms:** Available by way of a new lease on terms to be agreed, subject to appropriate references and deposit.

**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 are required to obtain proof of identity and proof of address of the prospective tenant.

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

**Business Rates:** The tenant is to be responsible for the payment of business rates. The property is listed as having a Rateable Value of £21,500.

**Legal:** Each party to be responsible for their own legal costs.

**EPC:** A full copy of the EPC & Recommendation Report is available on request.

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

#### **Details Prepared 23 July 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.