

FOR SALE

Warehouse/Stores and Offices

Asking Price: £280,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 24 Ak Business Park, Russell Road, Southport, PR9 7RB

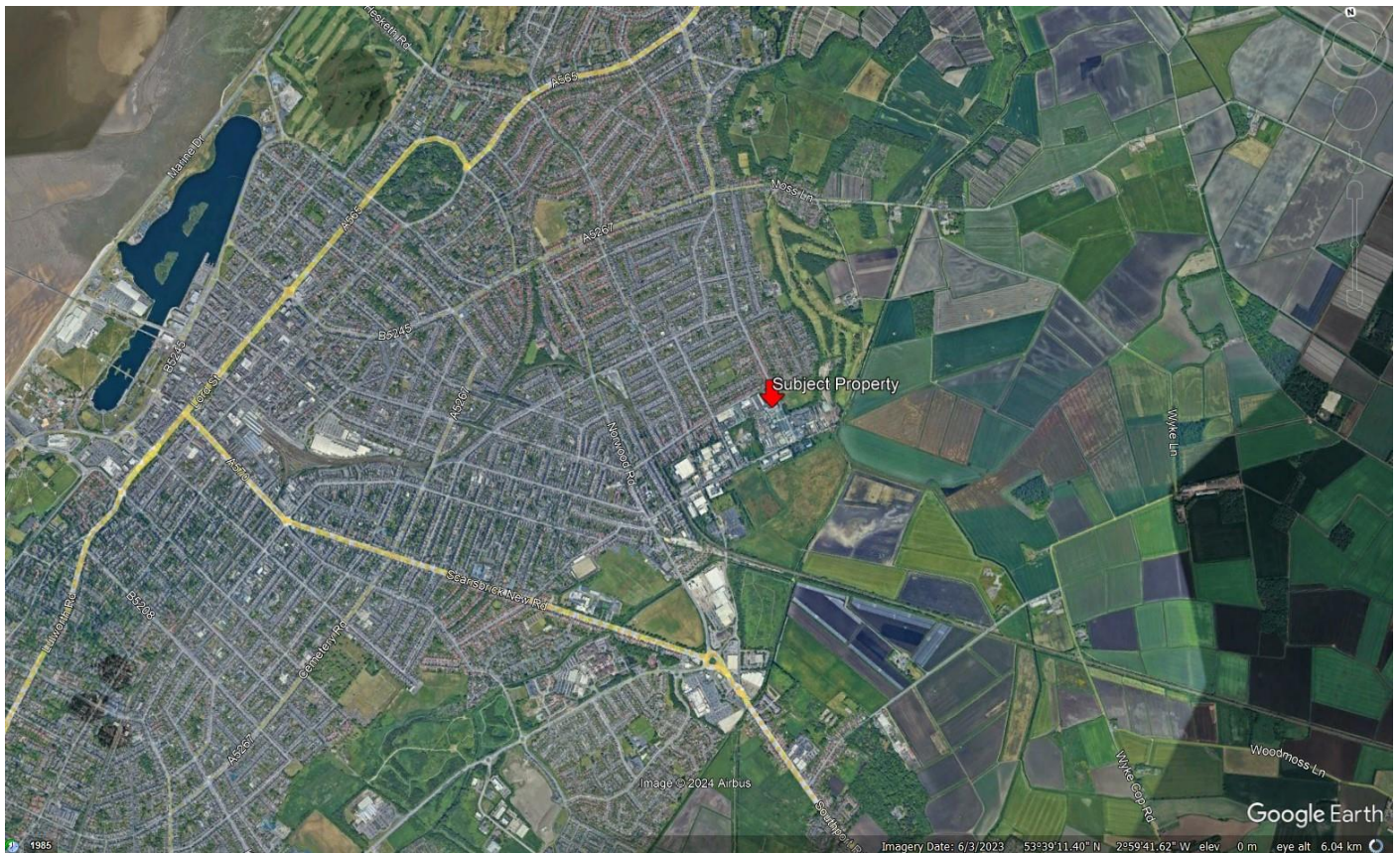


- Warehouse/Stores with Full First Floor of Offices
- Approximately 5,100 Sq Ft GIA
- Ground Floor with Roller Shutter Access into Stores
- First Floor Primarily Open Plan Offices
- 999 Year Long Leasehold
- Four Car Parking Spaces Demised
- No VAT on Purchase Price



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

Location: AK Business Park can be found off Russell Road, which in turn is situated off Crowland Street which is the major thoroughfare through the town's primary employment/industrial location.

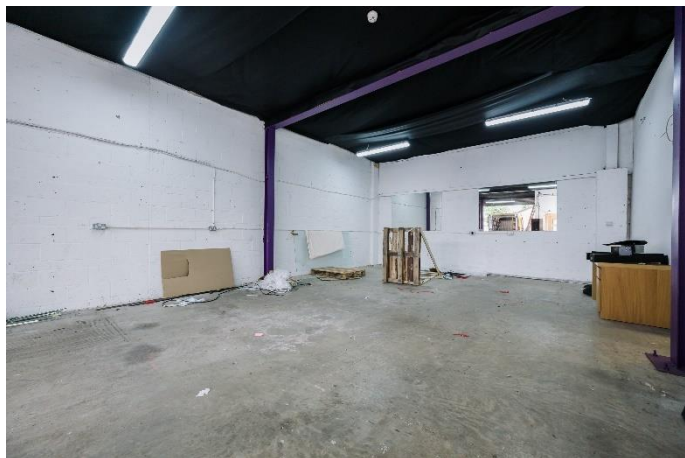


Description: Portal frame terrace warehouse with roller shutter and pedestrian entrance to front elevation.

The ground floor provides warehouse and stores as laid out by the previous heating engineer tenant. The first floor provides primary open plan accommodation with further meeting rooms and boardroom with comfort cooling/heating.

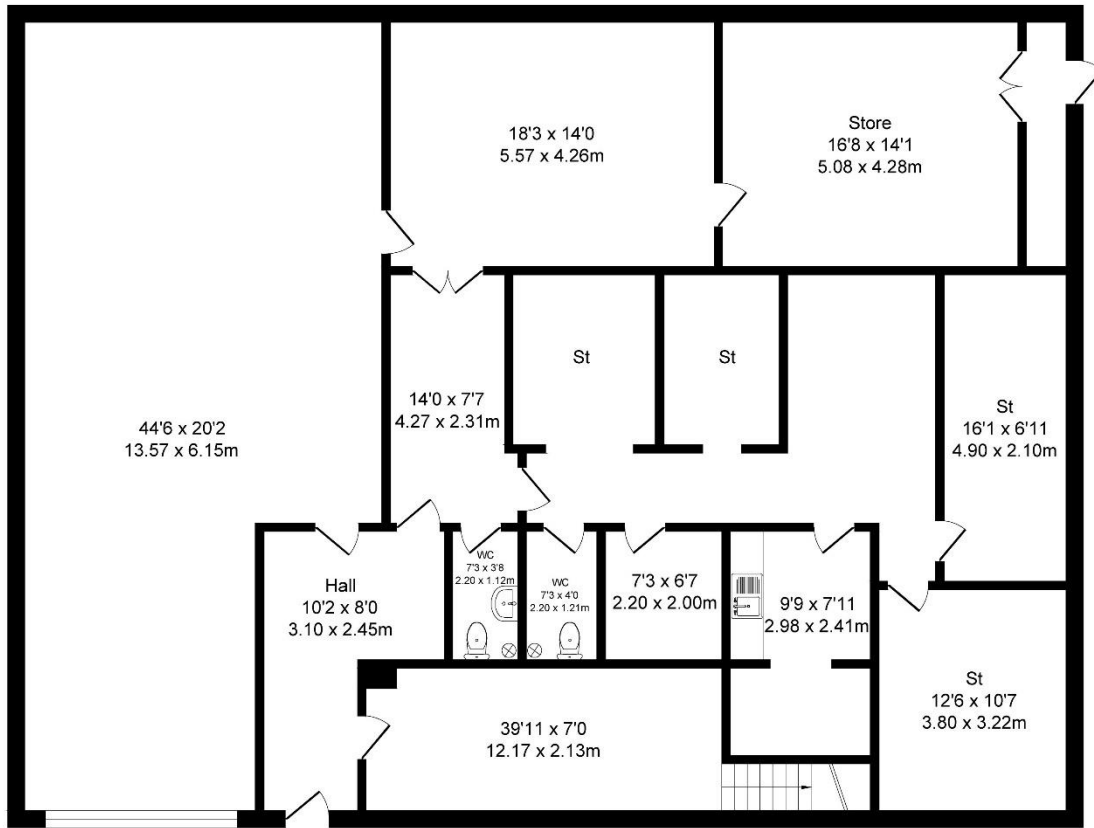
Externally we understand four car parking spaces are allocated.



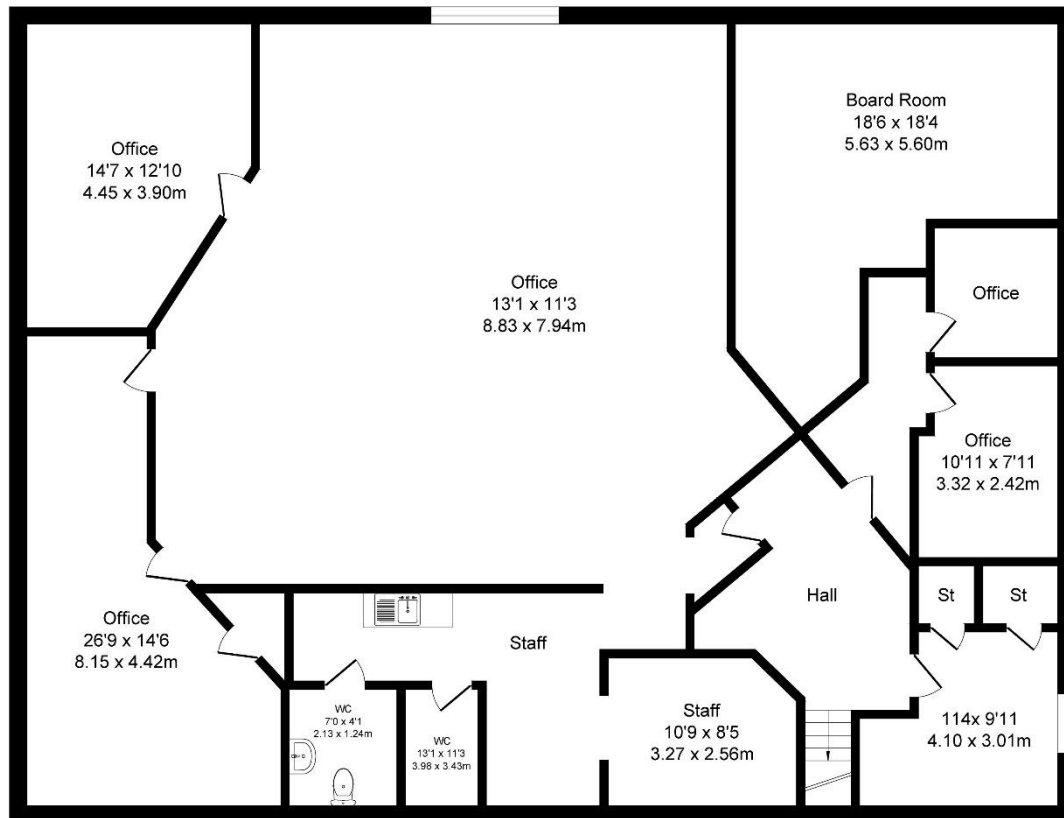


Accommodation: We understand the accommodation extends in total to 5,100 Sq Ft GIA

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



Ground Floor



First Floor

Tenure: 999 year long leasehold at a peppercorn rental. We understand there is a ground rent of £200 (plus VAT) per annum.

Service charge approximately £645 (plus VAT) per annum.

Asking Price: £280,000, 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.

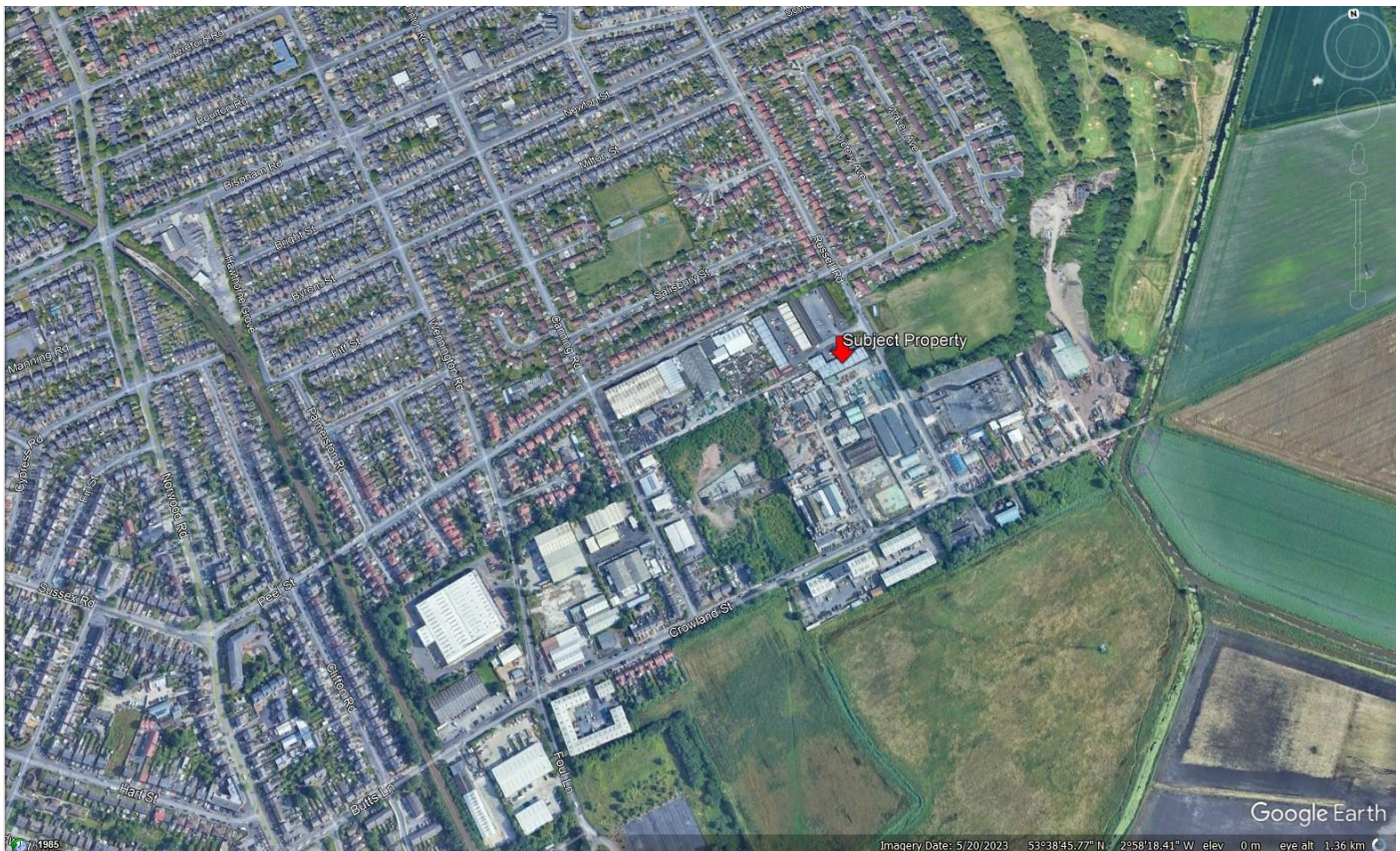
Business Rates: The property benefits from two Business Rate assessments for Ground and First Floor

Ground Floor - Rateable Value £10,750

First Floor - Rateable Value £6,100

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 18 June 2024

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