

Available Due to Relocation

FOR SALE

Office Accommodation

Asking Price: £165,000

Fitton Estates

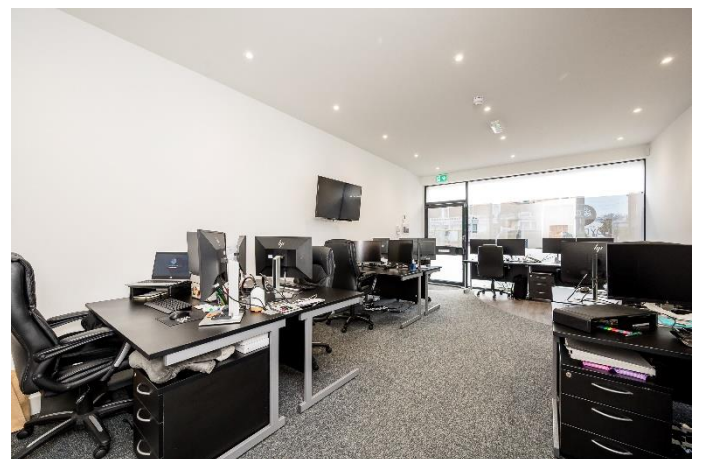
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

9 Hoghton Street, Southport, Merseyside, PR9 0TE



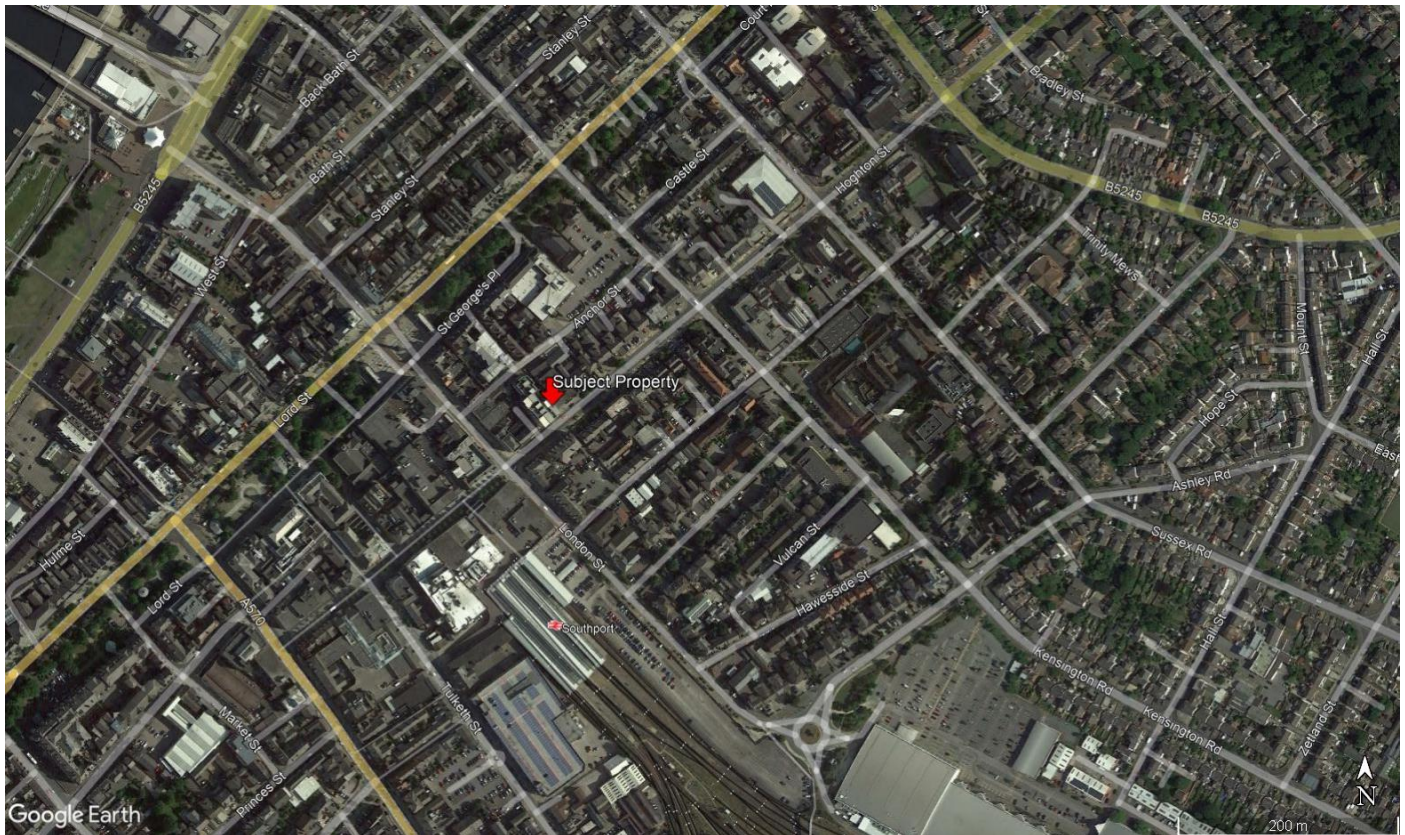
- **Self Contained Offices Over Ground, First and Second Floor**
- **Hoghton Street/Southport Town Centre Location**
- **Refurbished to a Very High Standard**
- **Approximately 1,114 Sq Ft NIA**
- **Offered with Vacant Possession on Completion**



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

Location: The property is found to the north-west side of Hoghton Street, Southport, Merseyside.

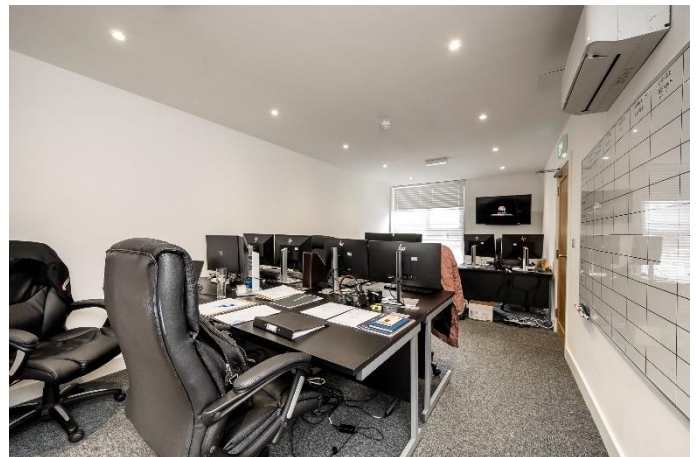
Hoghton Street has traditionally been associated with and largely remains the primary district for financial and professional services in Southport. The subject property occupies a position to Hoghton Street close to its junction with pedestrianised Chapel Street and is therefore well positioned additionally for the main retail and leisure areas of the town.



Description: The subject property provides contemporary office accommodation over ground, first and second floors and is presented to a high standard of finish, arranged for modern working practices. The accommodation includes a combination of open plan offices, private offices, staff (kitchen, WCs) facilities, casual area to the second floor and ancillary storage.

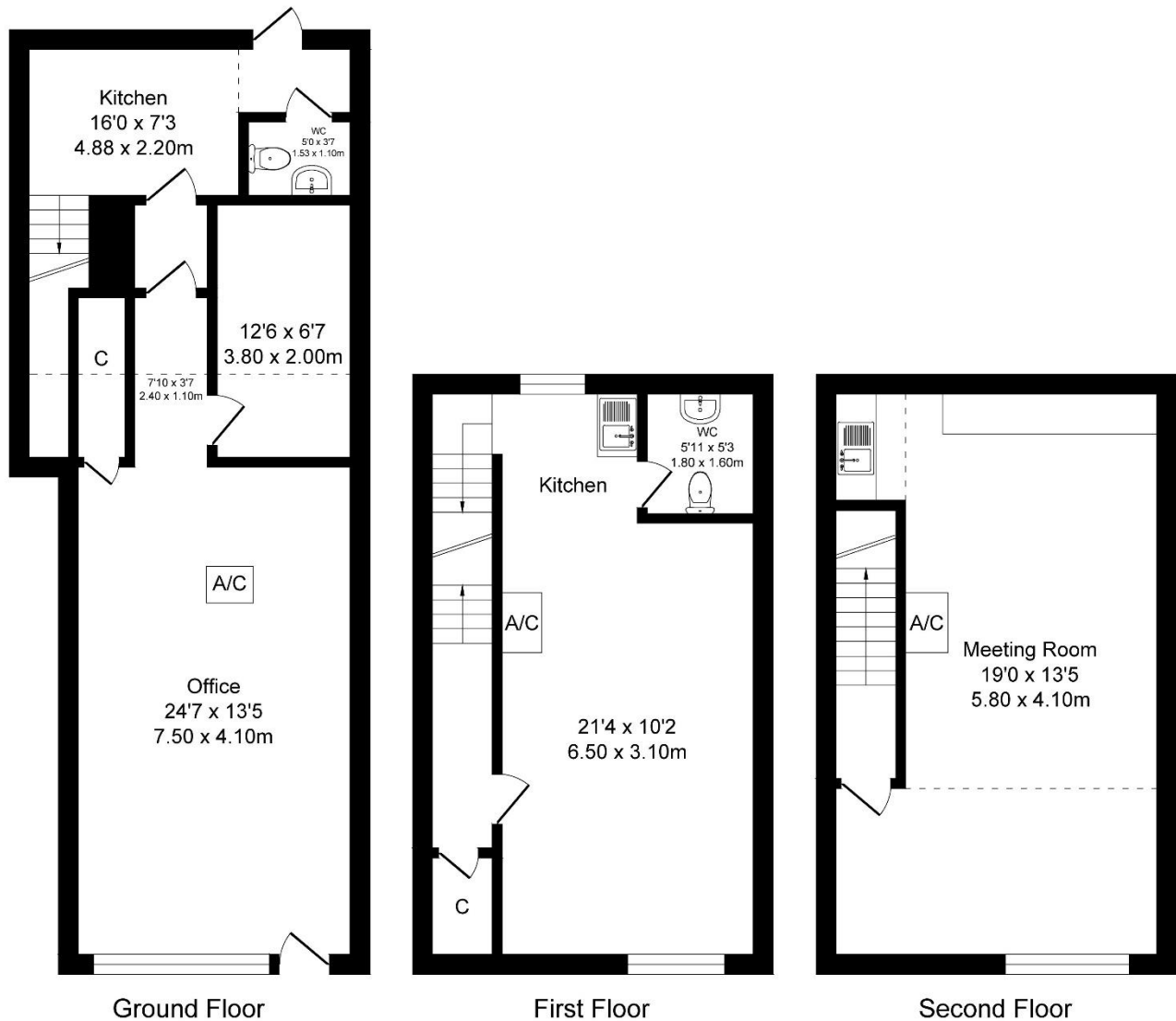
Typical specification includes commercial carpet floor tiling or laminate wood covering, plastered and painted walls, recessed lighting, air conditioning and modern kitchen & bathroom installations. Offered with vacant possession, the property can however be purchased furnished or unfurnished – further details on application.

Externally, the property offers a visible frontage to Hoghton Street, and parking to the front of the building.



Accommodation: We understand the property provides an approximate Net Internal Area of 1,114 sq ft.

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.



Asking Price: £165,000, subject to contract.

Tenure: Freehold.

VAT: We understand VAT would not apply to the purchase price.

Business Rates: Interested parties should contact the Local Authority to qualify the likely payments and any applicable reliefs.

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.



Legal: All parties will be responsible for their own legal fees.

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 16 July 2024

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