

Two Modern First Floor Office Suites

**Asking price £150,000 plus VAT
(may sell separately)**

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

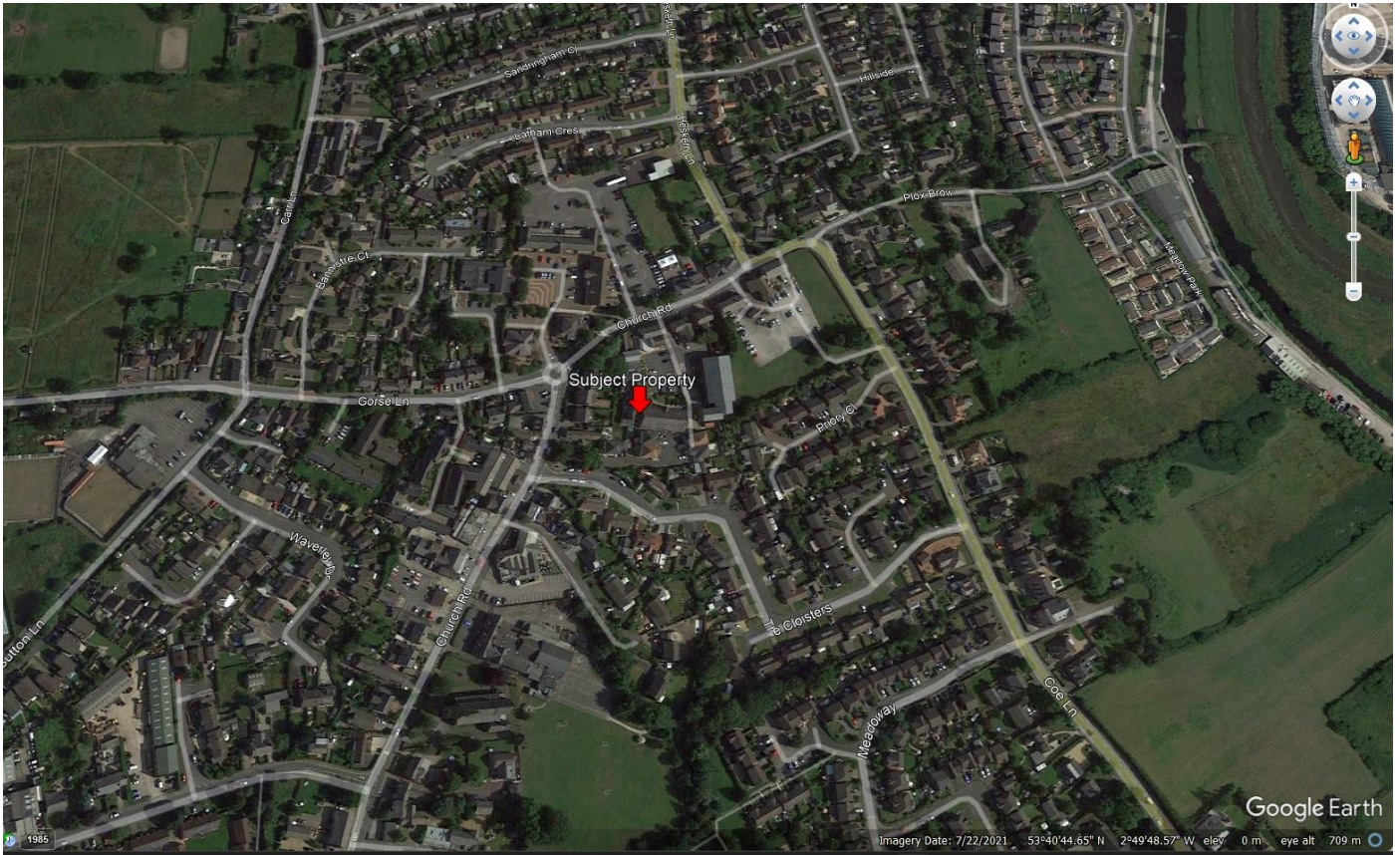
Suites 4 And 5, The Courtyard, Tarleton, Preston, Lancashire PR4 6UP



- **Modern Purpose Build Adjoining First Floor Office Suites.**
- **Lift Access.**
- **Approximately 736 sq ft NIA (Suite 4 - 469 sq ft - Suite 5 267 sq ft).**
- **Well Appointed Accommodation with Attractive Entrance and Reception Area.**
- **Long Leasehold Plus Service Charge for Maintenance and Upkeep of Common Parts.**
- **Offered with Vacant Possession on Completion.**
- **Ideal Owner Occupier/SIPP Purchase.**

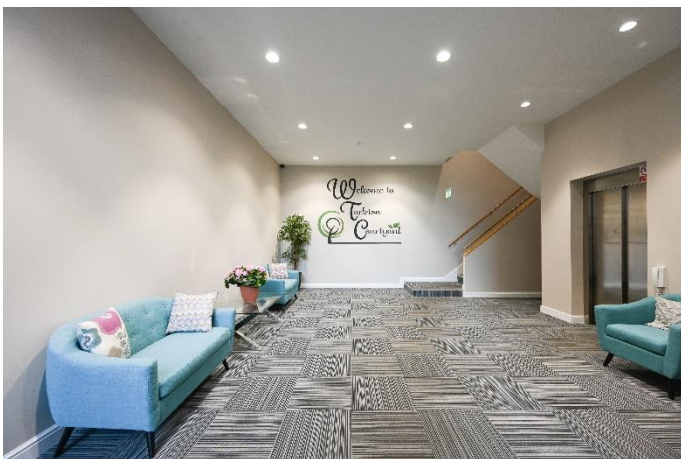
**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The Courtyard is located in the heart of Tarleton village, as indicated on our aerial images. Tarleton is found 10 miles North of Southport and approximately 10.3 miles South of Preston.



Description: The office suites 4 and 5 are located to the first floor of The Courtyard development. Benefiting from a glazed entrance area with lift to a first floor reception area with door into the office suites.

The typical specification of the office provides carpet floor coverings, dado communications trunking, surface mounted light fittings, painted walls and wall mounted heating.



Unit 4

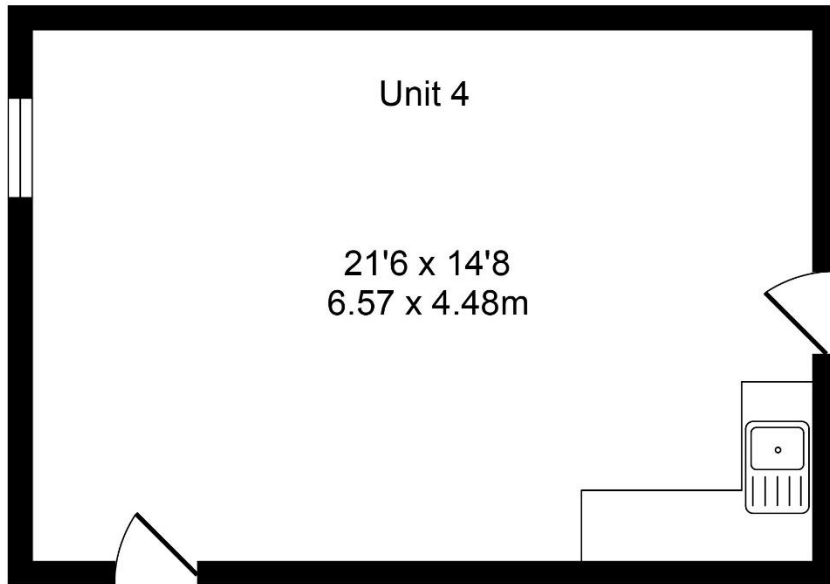


Unit 5

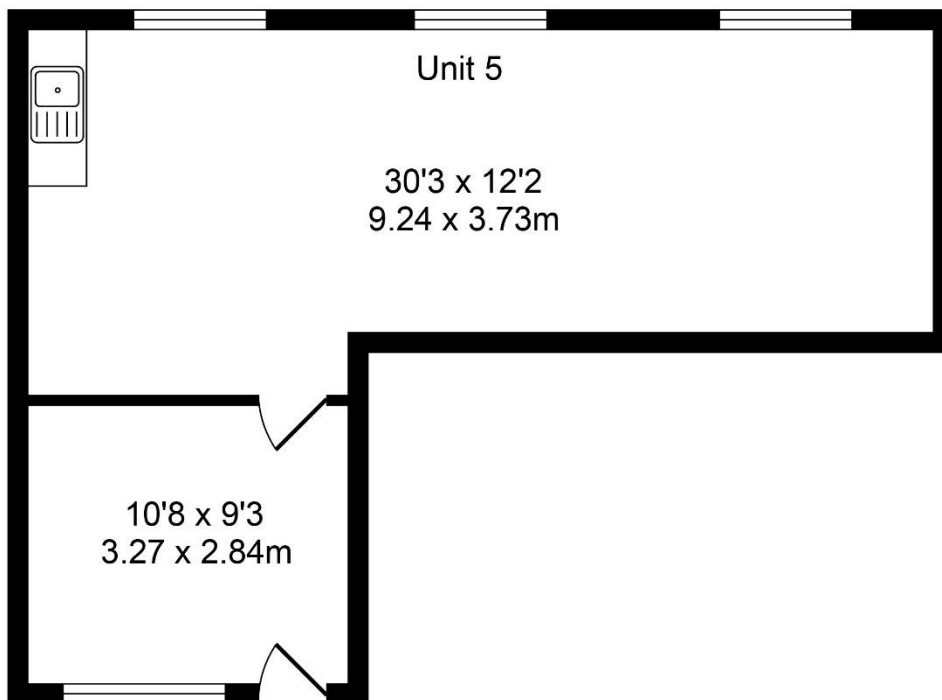


Accommodation: Floor plans below not to scale and provided for indicative purposes only.

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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Tenure: Long leasehold. Copy available on request.

Service Charge: The suites are subject to a service charge for maintenance, cleaning and upkeep for the common areas. Details of the current service charge and budget are available upon request.

Price: £150,000 plus VAT. Consideration may be given to the sale of individual suites.

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: Suite 4 - Rateable Value £5,400. Suite 5 - Rateable Value £3,150

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 17 July 2024

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