

Preliminary Particulars - Available
Due to Relocation

TO LET

First Floor Offices

Rental: £14,500 Per Annum
Exclusive

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

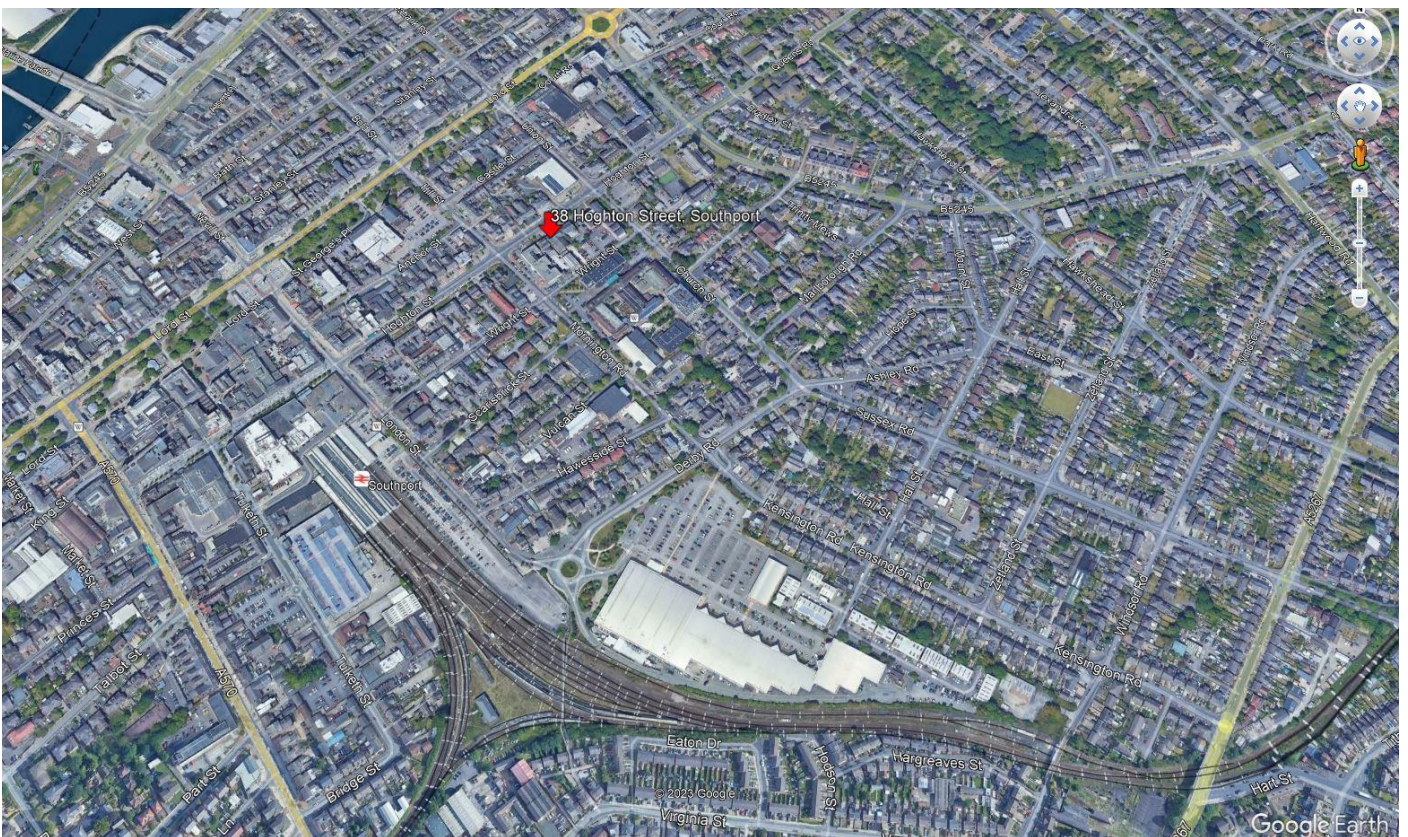
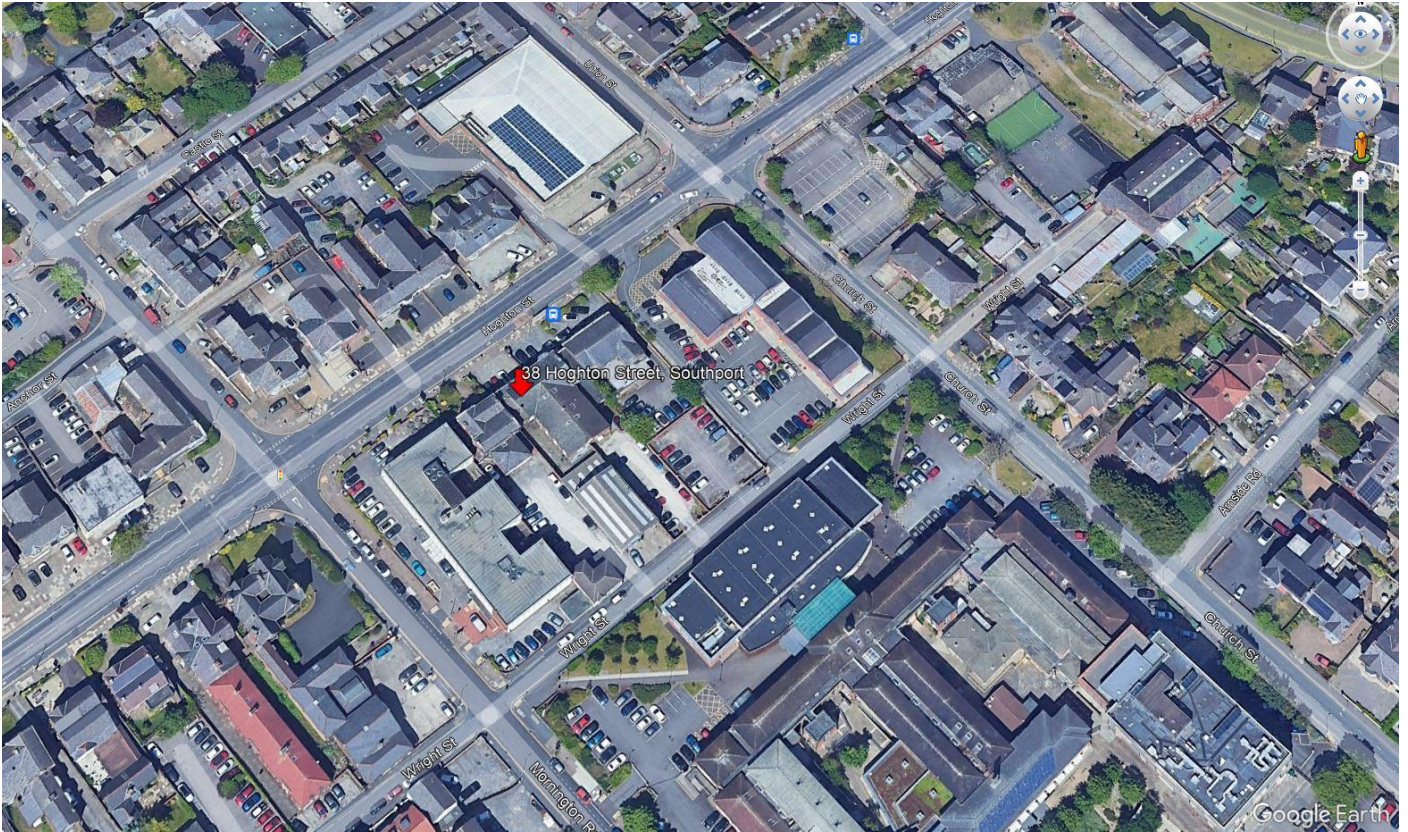
First Floor, 38 Hoghton Street, Southport, Merseyside PR9 0PQ



- Well Appointed First Floor Offices
- Two suites extending To Approximately 1,475 sq ft (970 Sq Ft & 505 sqft) NIA
- 4 Car Parking Spaces
- May consider leasing individual suites
- Situated In The Heart Of The Professional, Legal & Medical Business Location Of The Town
- With Upvc Double Glazing, Gas Central Heating & Perimeter Telecommunications
- Available By Way Of a New Lease

Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
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Location: The subject offices are found to the first floor of 38 Hoghton Street, which colloquially is the recognised business, professional, legal and medical office location of Southport town centre. The subject property is situated above the ground floor offices of Kenny Fisher Shipping.

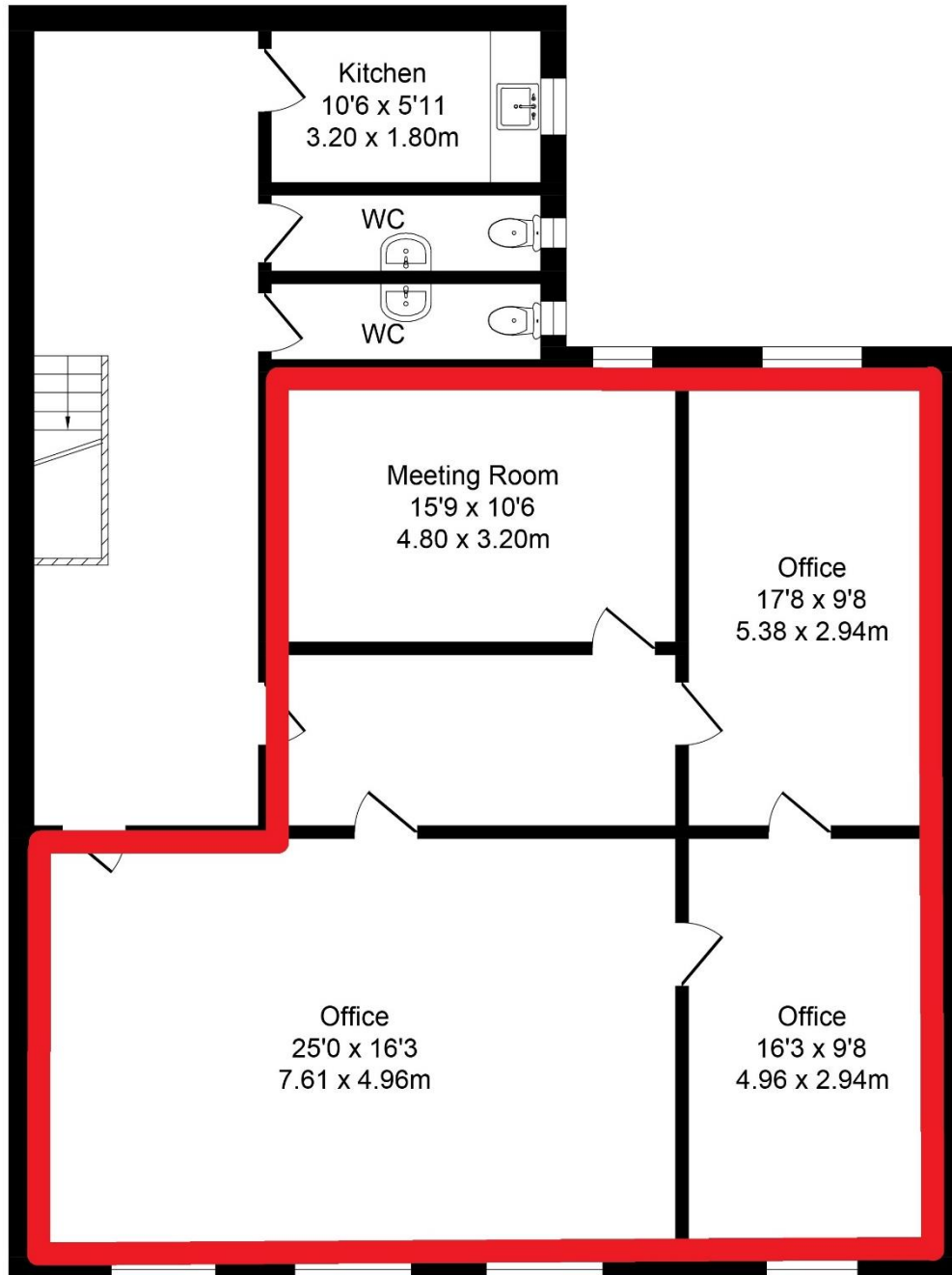


Description: The subject offices are approached by way of a communal entrance door leading into a spacious ground floor lobby with stairs to the first floor. The subject suites are situated to the front and rear of the property overlooking Houghton Street and essentially comprises of 4 primarily open plan and private office areas, linked by a central corridor. The rear providing 3 private offices and side corridor.

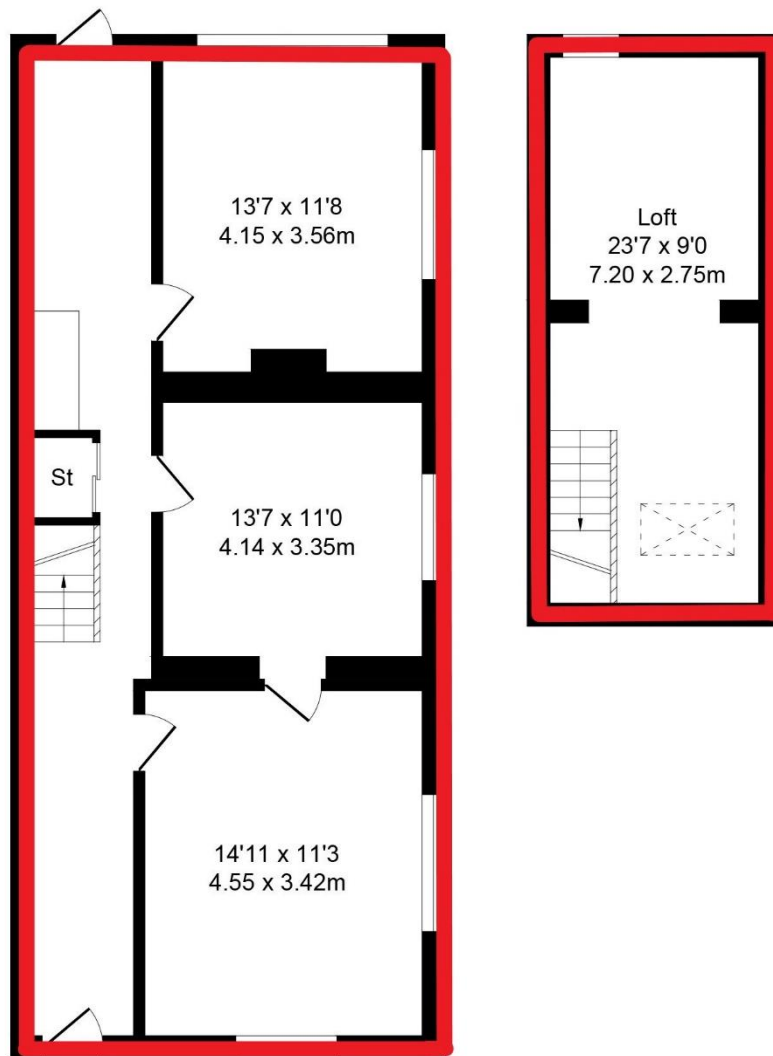
The typical specification provides for uPVC double glazed windows, gas central heating, perimeter power and telecommunication points and suspended ceiling incorporating recessed louvers and primarily papered walls and carpet floor tile covering. The communal WC and kitchen facilities are situated off the first floor landing. Please also note each suite would include 2 car parking spaces.

Accommodation: We understand the Net Internal Area of the first floor front extends to 970 Sq Ft NIA. The rear suite extends to 505 Sq Ft NIA. Floor plan below provided for indicative purposes only and not to scale.

Front Office



Rear Office



Rent: £14,500 per annum exclusive, plus service charge.

The service charge includes Building Insurance, Water, Electricity, Gas for central heating, cleaning of common parts, repairs and maintenance, fire alarm and car parking business rates. A breakdown of the service charge is available upon request. (The service charge for the year ending 31 May 2024 was £4,811).

Terms: The offices are available by way of a new minimum 3 year lease. All other terms would be in accordance with the client's standard form of lease for the property, a template copy of which can be provided on request. Please also note subject to strength of covenant, references and deposit would be required.

Business Rates: The first floor front is listed in the Valuation Office Agency webpage as having a rateable value of £9,000. The first floor rear is listed in the Valuation Office Agency webpage as having a Rateable Value of £4,900.

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: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: Each party is responsible for their own legal costs incurred.

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 22 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.