

Gym/Personal Trainer Space

TO LET

£12,000 Per Annum

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**The Arch Workspace, Gym, 135a Rufford Road, Southport, Merseyside PR9 8HT**

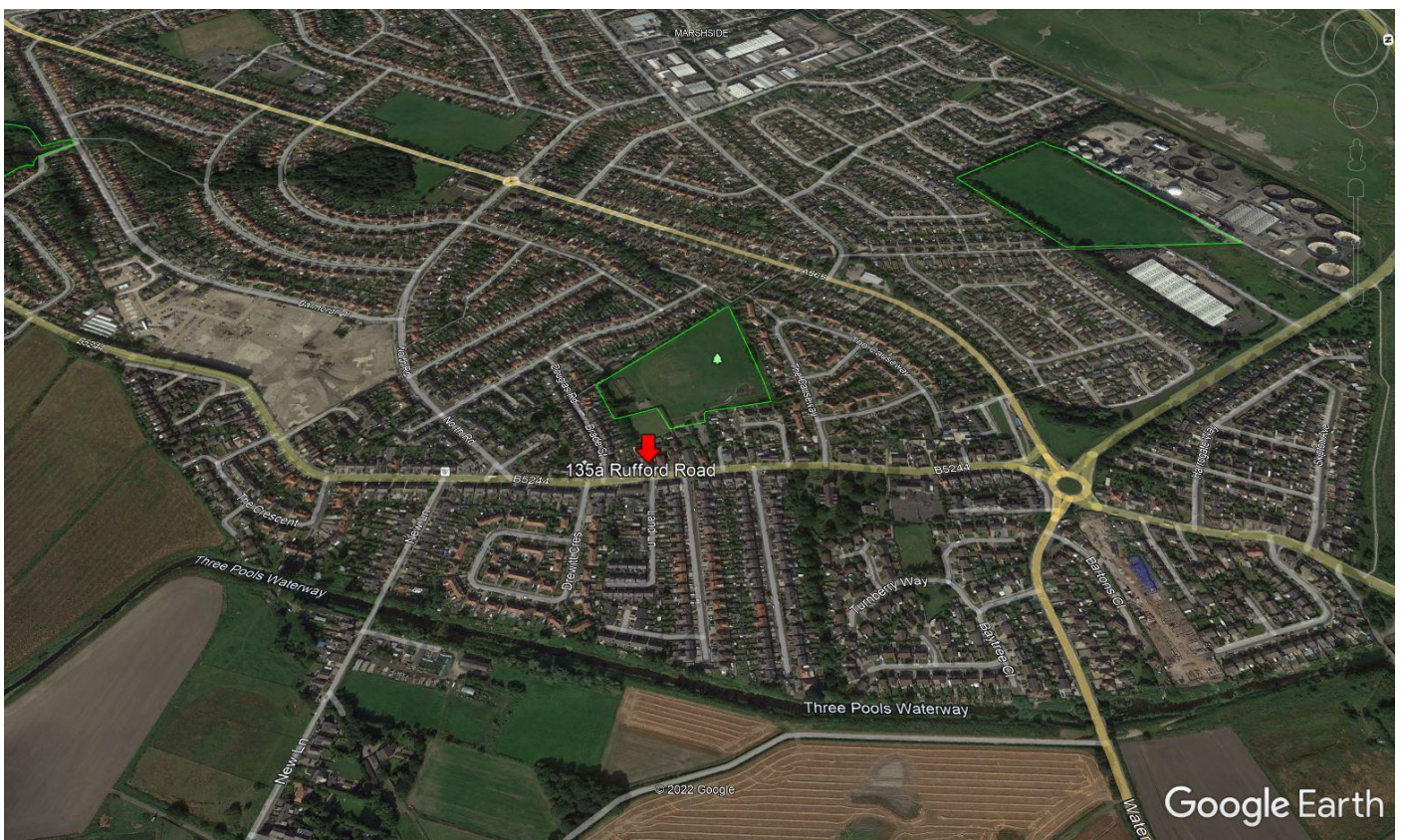


- Fully Equipped Gym/Personal Training Space Available To Let.
- Set In A Beautiful Former Methodist Church with Original Features and A Modern Refurbishment.
- Available For Use 24/7 Via An Online Booking System, Which the Tenant Can Operate.
- Landlord May Also Consider Part Time/Occasional Use Letting.



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**Location:** The Arch occupies a prominent position in the heart of Crossens, Southport close to the town centre, local shops and amenities with access to motorways, railway stations (Southport, Meols Cop, Birkdale) and bus routes.



**Description:** This Gym/personal trainer space forms part of the Arch Workspace, which is a beautiful former Methodist Church positioned in the heart of Crossens since 1880 and recently refurbished.



**Rent:** £12,000 per annum

We understand the tenant will be responsible for the payment of Business Rates.

**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 be applicable to the rental.

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

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

**Details Prepared 13 June 2023**

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