

TO LET

First Floor Office

£300 pcm

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Office 5, 4 Post Office Avenue, Southport, PR9 0US



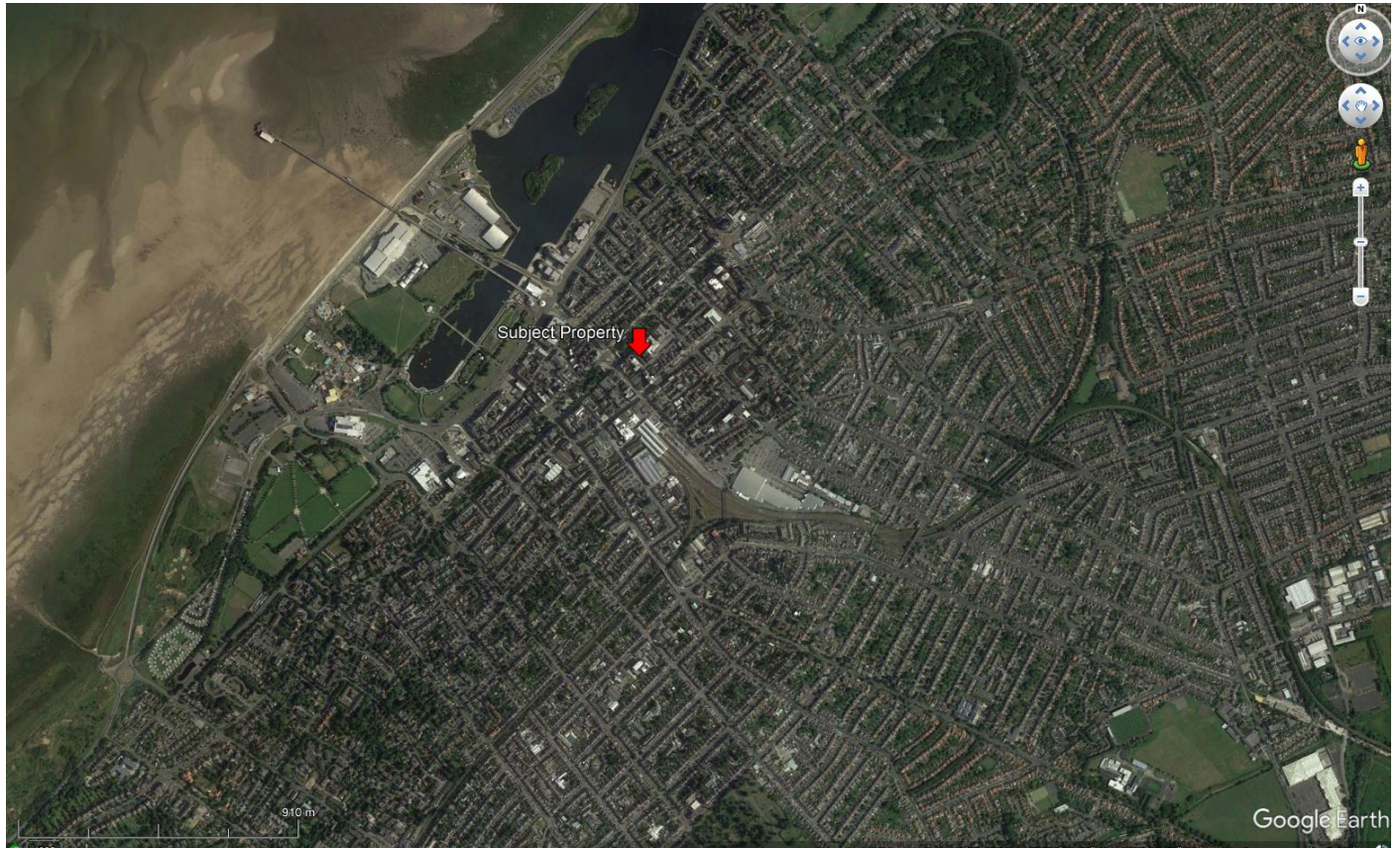
- **Attractive Period Property Providing a Variety of Individual Suites or Potential Combinations Thereof**
- **Well Maintained and Presented Throughout**
- **Flexible Lease Terms Available**
- **Available due to relocation**
- **Office 4 is also available & could be let combined at a discounted rental.**



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

Location: 4 Post Office Avenue is situated just off Lord Street interconnecting with both the business and retail areas of the town.

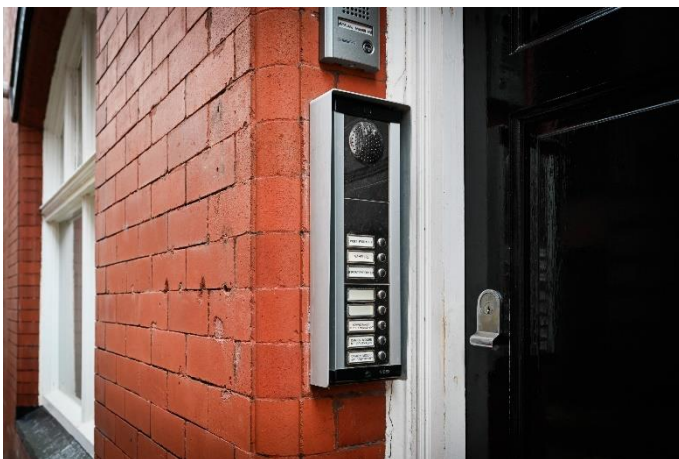
Post Office Avenue and the immediate area is an established location for professional office units such as solicitors, accountants and estate agents and is exceptionally well positioned for the retail amenities and public transport links of the town.

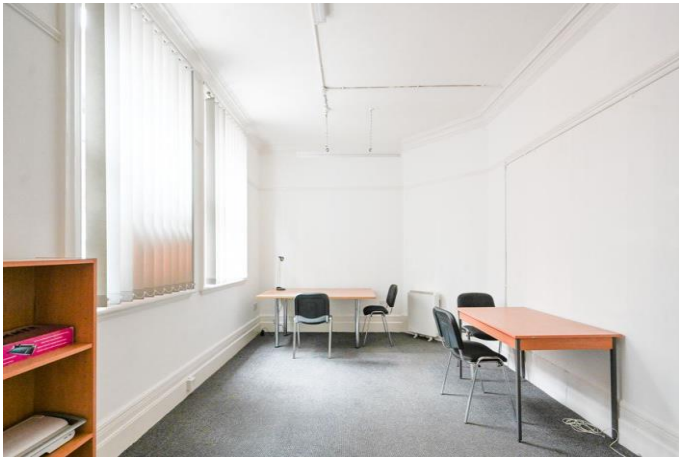
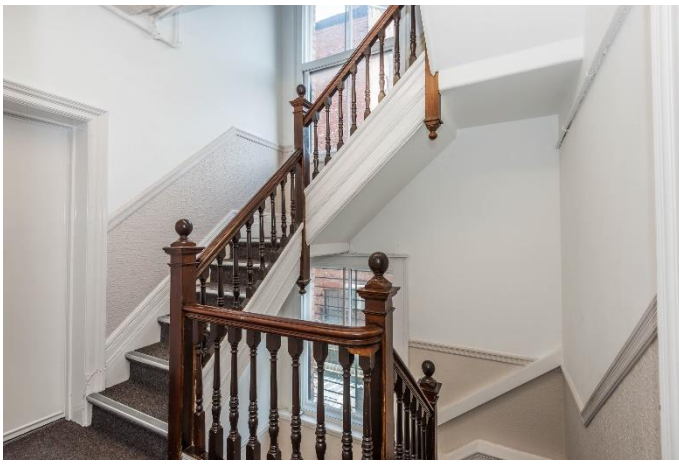


Description: First floor office suites available to let.

4 Post Office Avenue provides a variety of individual office suites over ground, first and second floors.

The property has been refurbished throughout and is well maintained by the landlords and provides ideal individual office accommodation together with communal kitchen and WC facilities to each floor. Security is provided with an external and internal intercom system in operation. An attractive entrance door leads onto the main hallway with the subject offices to the first floor.





Rent: £300 per calendar month exclusive of all other outgoings.

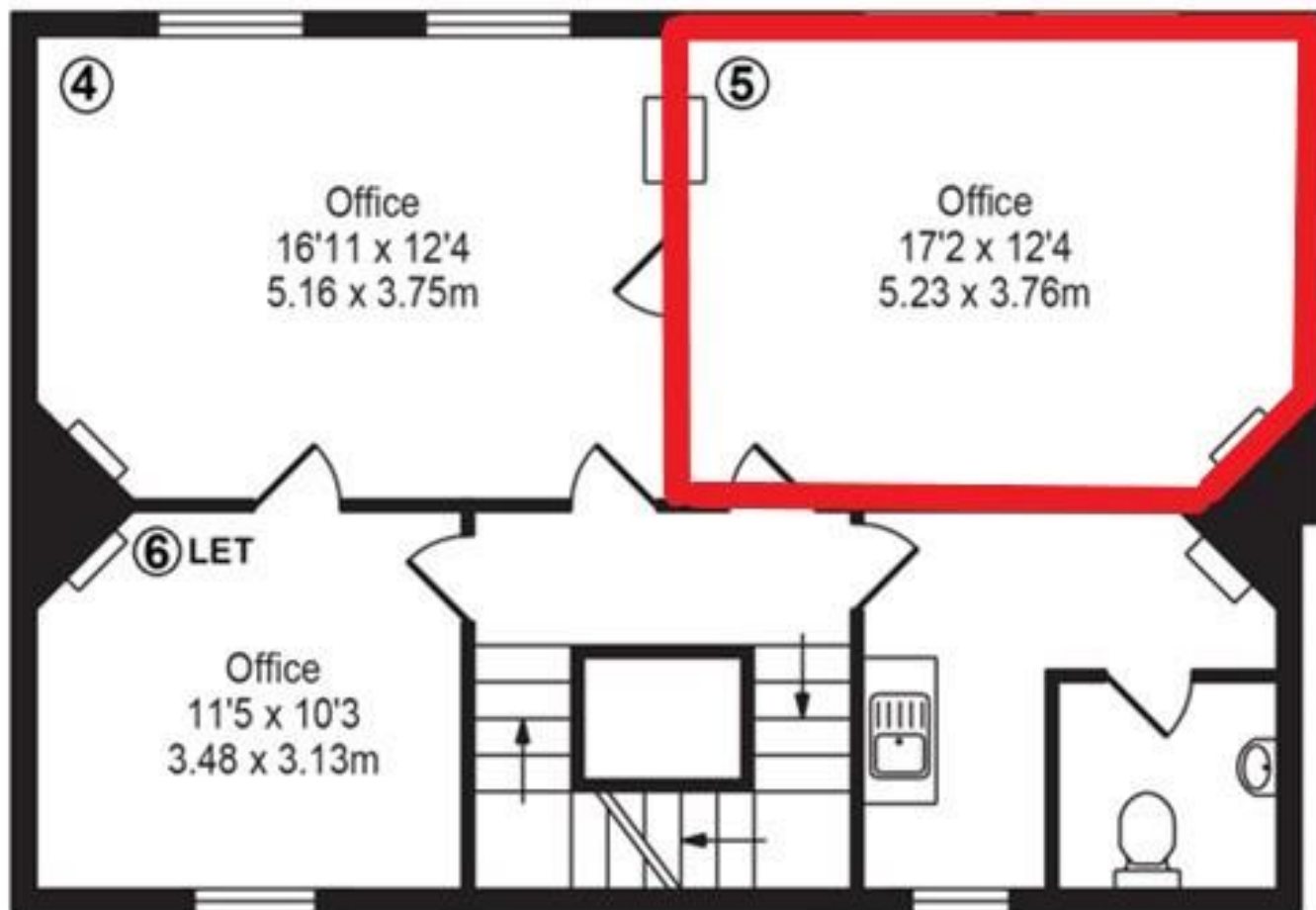
Deposit and references may be required.

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

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

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 tenants.

Accommodation: Please refer to the enclosed floorplan which is not to scale and provided for indicative purposes only.



Business Rates: We understand the tenants are responsible for the payment of any business rates.

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 Updated 13 May 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.