

**TO LET**

**Retail, Salon, Office, Leisure  
Premises**

**£10,000 per annum**

**Fitton Estates**  
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

### **The Old Bakehouse, To The Rear Of 118 Manchester Road, Southport**



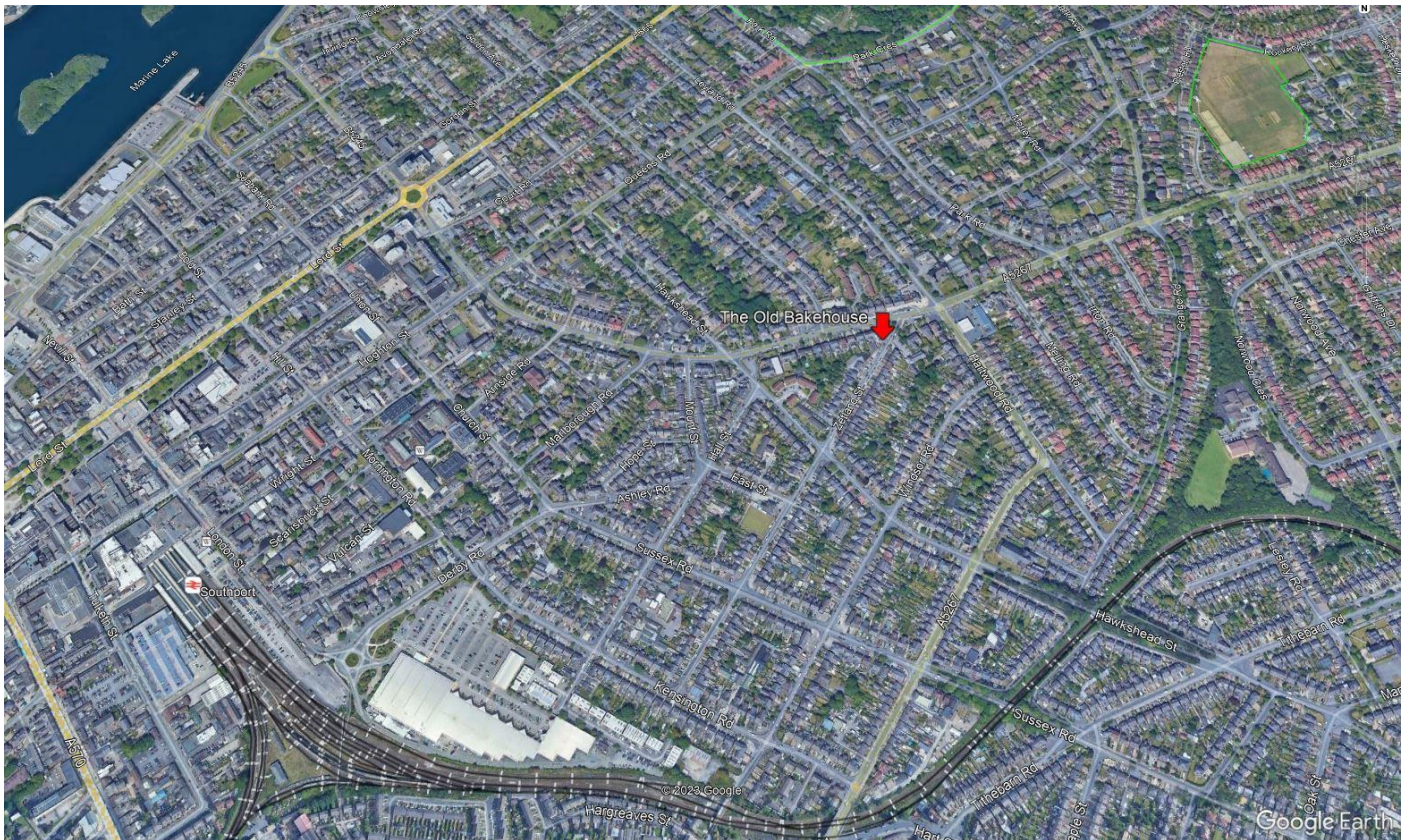
- **Newly refurbished open plan space to the ground floor and self-contained.**
- **Suitable for a variety of commercial uses such as retail, studio, salon, office, etc.**
- **Plentiful natural light and decorated to a shell finish.**
- **Available by way of a new lease on Internal Repairing and Insuring terms.**
- **No VAT on rental.**



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

**Location:** The subject property can be found to the rear of 118 Manchester Road approximately 1.5 miles north of Southport Town Centre in an established residential location and just off Manchester Road.

The subject property is identified on our aerial images below.



**Description:** This property is an annexe and former bakehouse to the rear of 118 Manchester Road which has been newly & extensively converted and refurbished throughout to provide an open plan commercial space suitable for a variety of users such as retail, salon, office, leisure, etc.

Benefiting from plentiful natural light, the self-contained ground floor premises extend to approximately 560 square feet and benefit from newly plastered and painted walls and ceilings incorporating recessed spotlighting, new windows, fully fitted kitchen area and unisex/disabled WC.

Externally, the double pedestrian doors with adjacent glazed panels lead onto a block paved area, leading onto Zetland Street, suitable for providing off-road parking for one or two vehicles.

Subject to the tenant installing their floor coverings, telecoms and appropriate signage, the property is ready to trade. We understand the property has phase 3 electricity.

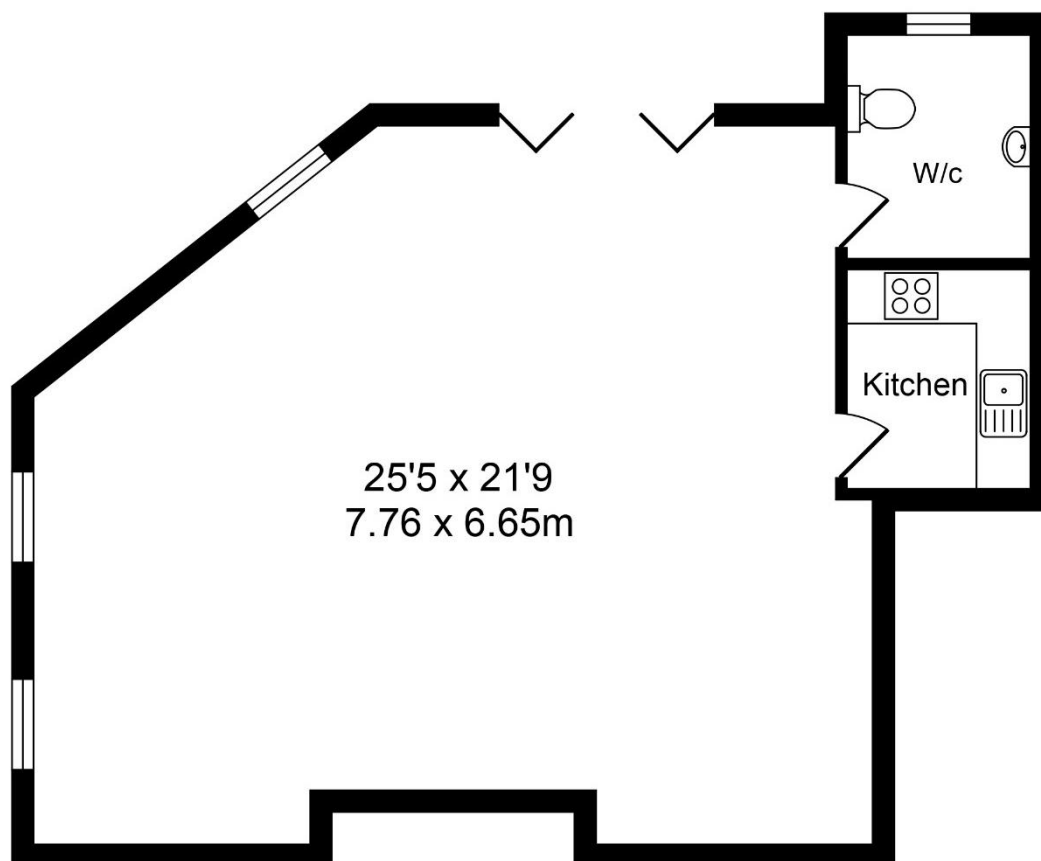
Available by way of a new lease which will be drawn on Internal Repairing and Insuring terms, whereby the landlord would be responsible for the roof and walls, the tenant would be responsible for all internal matters including plate glass.



**Accommodation:** Floor plan below, not to scale and provided for indicative purposes only.

## Total Approx. Floor Area 566 Sq.ft. (52.6 Sq.M.)

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



Approx. Floor  
Area 566 Sq.Ft  
(52.6 Sq.M.)



**Rental:** £10,000 per annum exclusive of all other outgoings.

**Terms:** The property is available by way of a new lease for a minimum term of three years, references and deposit would be required.

**Utilities:** The tenant would be responsible for the payment of all utilities associated with their occupation such as electricity, water, mains drainage, surface water, etc.

**Legal:** Each party would be responsible for the payment of their own legal costs incurred in the preparation of the lease.

**VAT:** We understand VAT will not apply to the rental.

**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

**Business Rates:** The property is yet to be assessed for business rates purposes however it is anticipated once assessed, it would fall below the £12,000 Rateable Value threshold, thus subject to ingoing occupiers meeting the necessary small business rates criteria, they would be exempt, under the current rules, from the payment of business rates.

**EPC:** A copy of the EPC is available on request.

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

#### **Details Prepared 09 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.