**INDIVIDUAL OFFICE TO LET**

**To Let: £260 per month**

Fitton Estates .com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## Bridge End Building, Liverpool Road North, Burscough, West Lancashire L40 0SA

- **Modern offices/individual suite available To Let**
- **Flexible Terms Available**
- **Minimum term of 6 months**
- **Office 1 - LET**
- **Office 3 - £260**
- **Office 4 - LET**

**Location:** Bridge End Building occupies a prominent corner position at the junction of Liverpool Road and Orrell Lane in Burscough town centre. The entrance to the offices provides stairs and a passenger lift serving all floors and can be found off the Orrell Lane elevation.

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

**Description:** The offices are situated on the second floor of Bridge End Buildings and provide individual lockable suites with no business rates or water rate charges. These are available furnished or unfurnished with communal WC and kitchen facilities. Each unit is sub-metered for their electricity use, which is recharged by the landlords on a monthly basis.

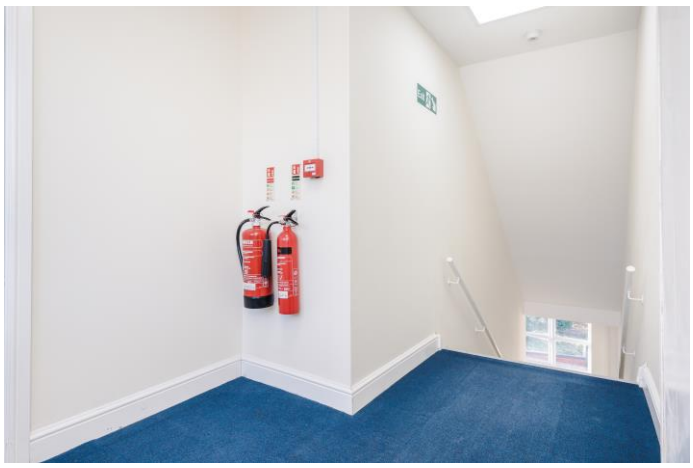
Minimum lease term is 6 months and a deposit and references would also be required.

Current availability:-

Office 1- LET

Office 3 - £260

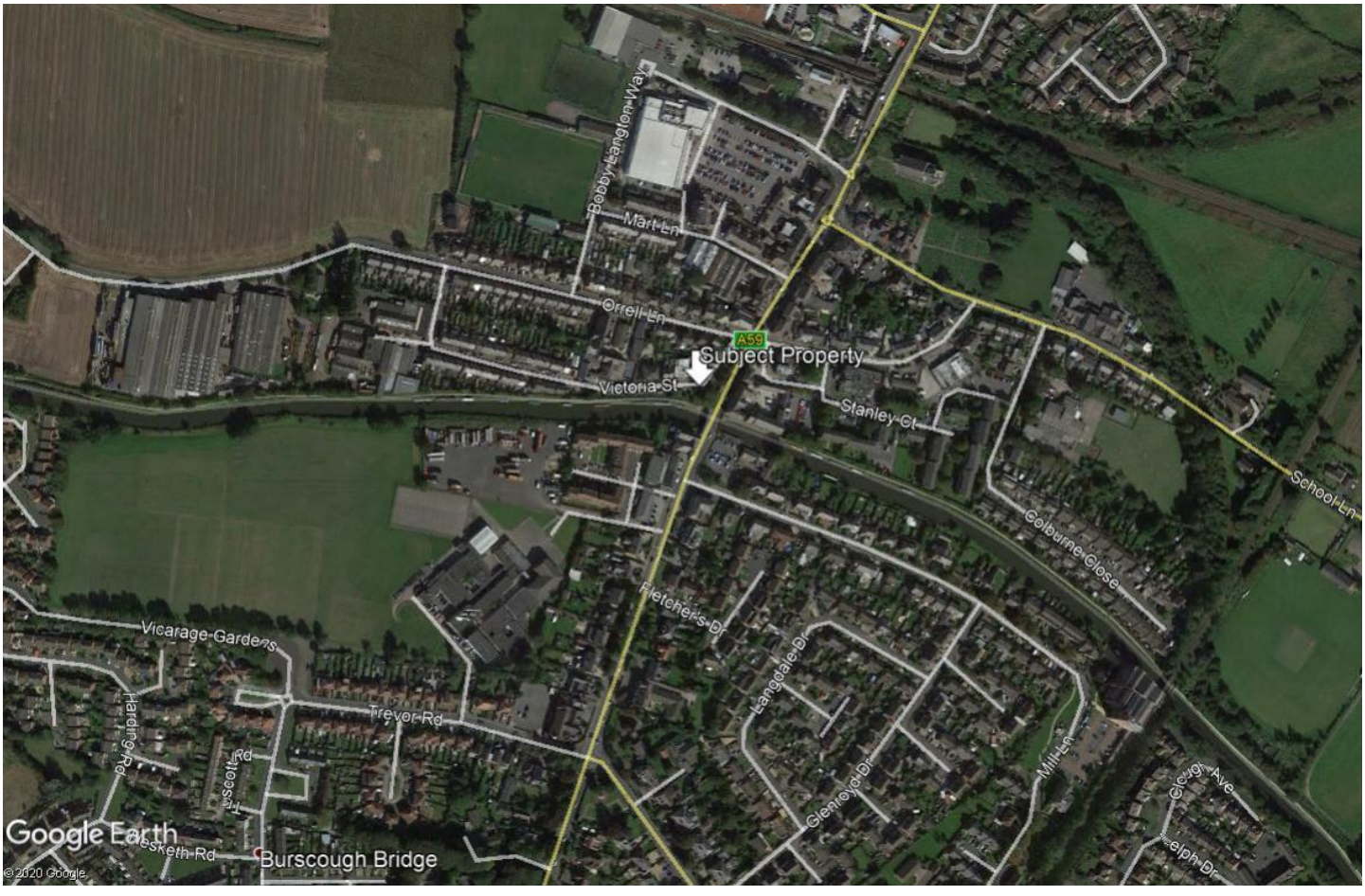
Office 4 - LET



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

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




**Details Prepared 22 July 2021**

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.

**Legal:** Each party is responsible for their own legal cost incurred in the preparation of the lease, if applicable.

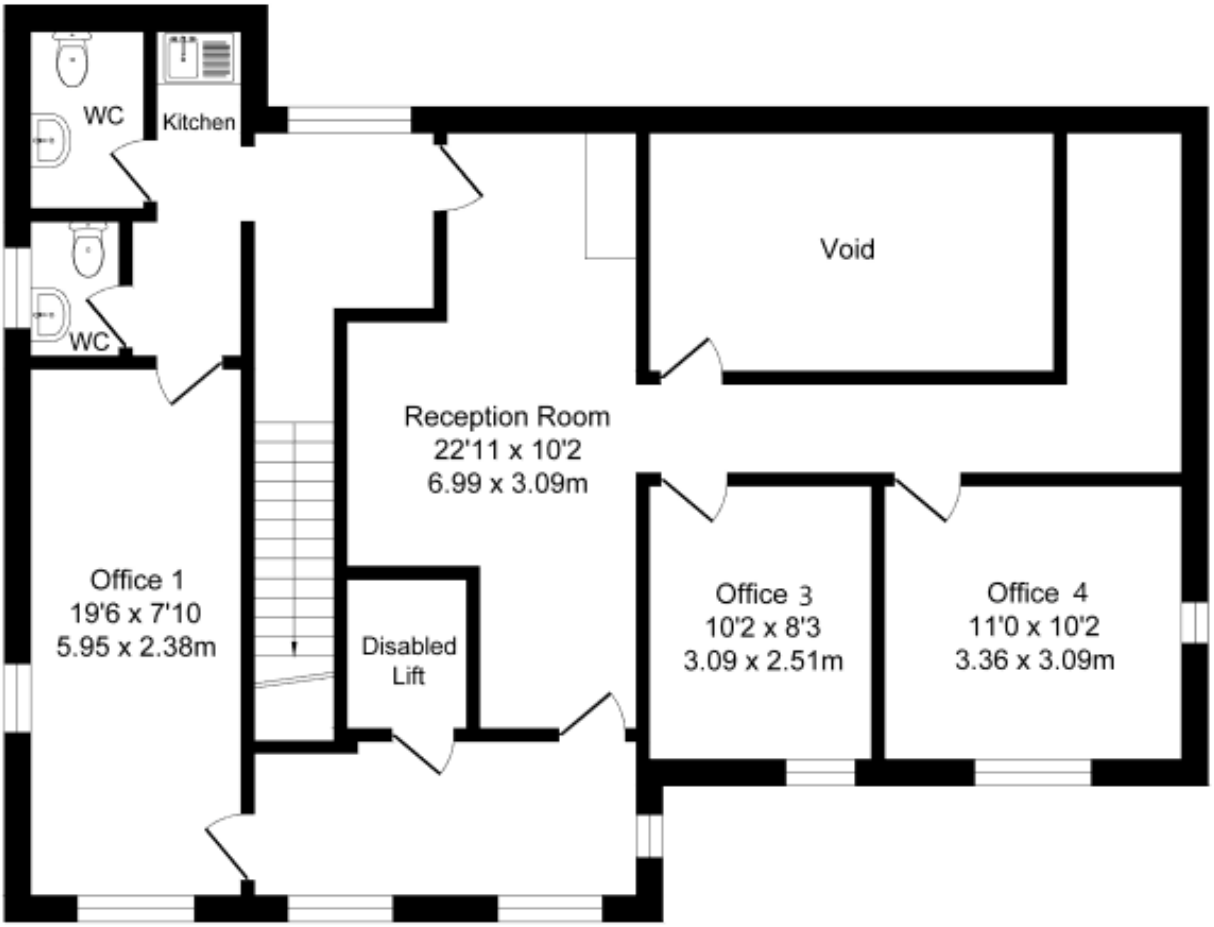
**EPC:** Available on request.

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

# Bridge End

## Total Approx. Floor Area 986 Sq.ft. (91.6 Sq.M.) Exclude Void

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 986 Sq.Ft
(91.6 Sq.M.)