



40 Hoghton Street, Southport, PR9 0PQ

£1,500 Per Annum

Location

In the prime office area of Southport and within walking distance of the town centre. Good transport facilities.

Description

First floor self-contained office suite including a parking space to the rear with communal central heating and double glazing. EPC rating: E

Accommodation Suite 1

Self-contained office suite with two rooms. Shared kitchen and toilet facilities are available. Included within the demise is a small third room/attic on the second floor. EPC rating E

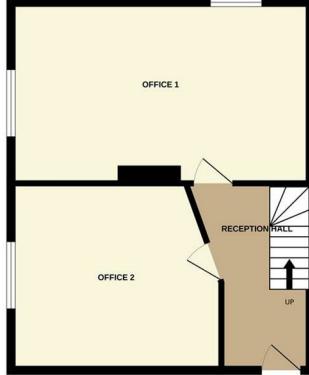
Gross internal area: approx. 62 sqm (667 sq ft).

Business Rates



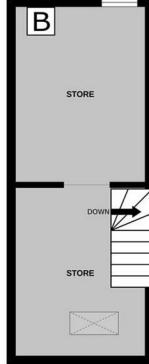
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1ST FLOOR
457 sq ft. (42.5 sq m.) approx.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

2ND FLOOR
207 sq ft. (19.3 sq m.) approx.



OFFICE AND PREMISES

TOTAL FLOOR AREA: 665 sq ft. (61.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate. No responsibility is accepted for any inaccuracies. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is the copyright of the vendor and may not be reproduced without their written consent and no guarantee is given as to their operability or efficiency can be given.



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