Windgate, Tarleton

SMART MOVE

Asking Price **Monthly Rental Of £1,000**

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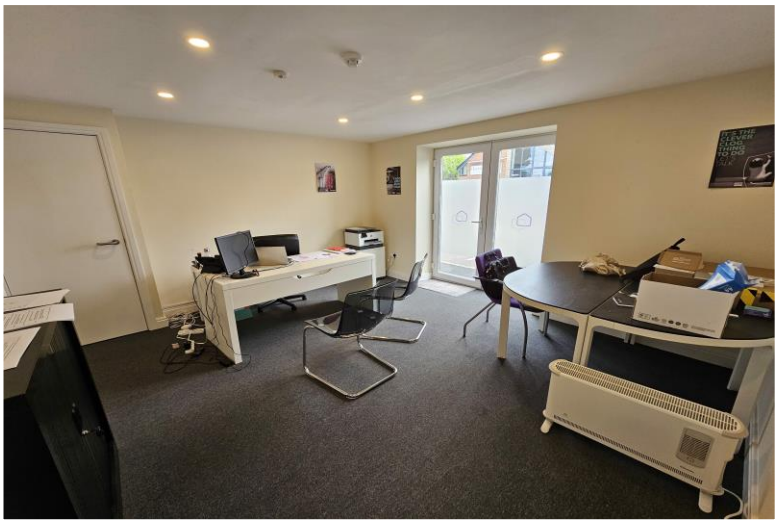


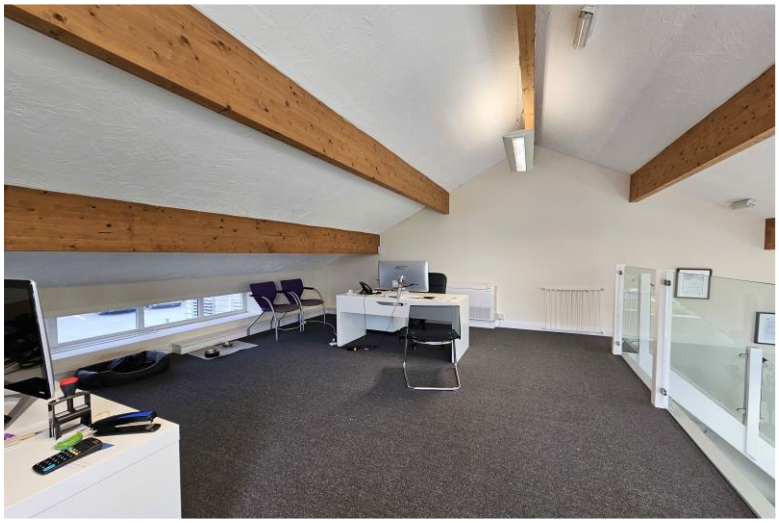
This spacious semi detached office enjoys a corner plot location on Tarleton Office Park, centrally situated on the A59 for easy commuter access to Preston, Southport and Ormskirk towns. Inside, this two storey modern office would be ideally suited to several possible businesses use, as it has both open plan areas, as well as a separate private office and is one which is sure to impress once seen in person. Internal inspections are strictly by appointment via Smart Move, so as to minimise disruption to the current tenants while they are still in place. NB: The rental figure of £1,000 pcm is + VAT and there is also a service charge of £50 + VAT pcm for this property. As it is a stand alone unit, utility bills will be on top also.

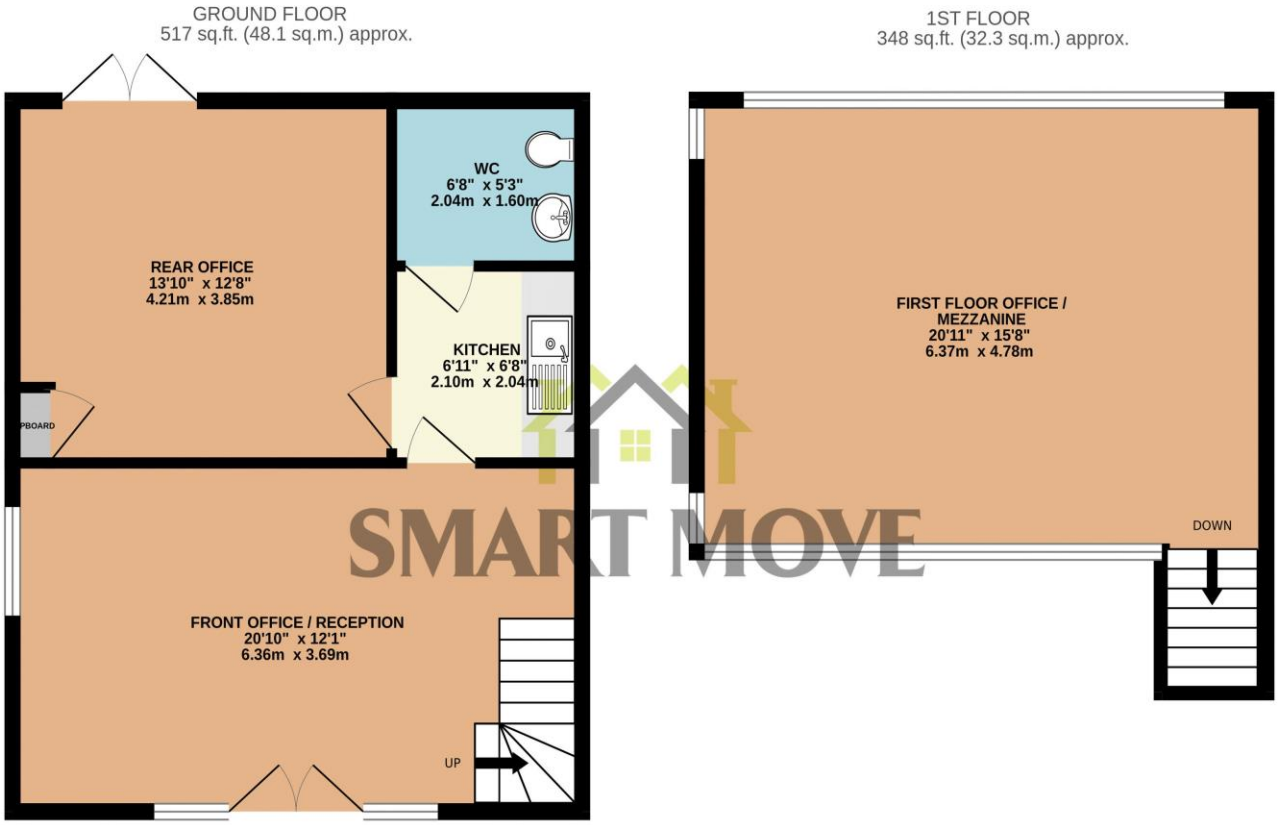
The accommodation spans around 865 sq ft and includes: open plan main front office with staircase leading to the mezzanine / first floor office above. There is an internal door leading to the kitchen, which in turn leads to the WC and also to the rear ground floor office, which has double doors to the rear of the building also, so it's own direct access.

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Co-op and Spar, making this property within a "stones throw" of all local amenities.

SMART MOVE
ESTATE AGENTS
Your Local Agent

* Semi Detached Office
* Open Plan Main Office with 1st Floor Mezzanine Over
* Kitchen Area & WC Facilities
* Ample Staff & Visitors Parking
* EPC Rating A
* Corner Plot Location
* Separate Rear Ground Floor Office
* First Floor Open Office / Mezzanine
* Easy Road Access onto the A59
* Rental at £1,000 + VAT pcm & £50 + VAT pcm Service Charge





TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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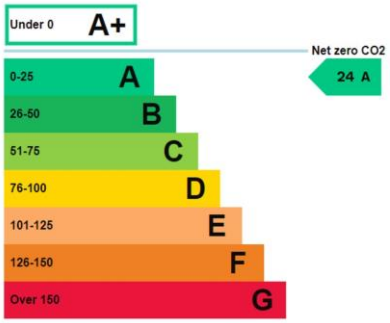

Smart Move – Tarleton
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.