

TO LET

**Former Kitchen Showroom / Trade
Counter / Warehouse with Offices**

**Rental: £15,000 Per Annum plus
VAT**

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 12, Old Hall Farm Business Park, Crowland Street, Southport, Merseyside PR9 7RJ

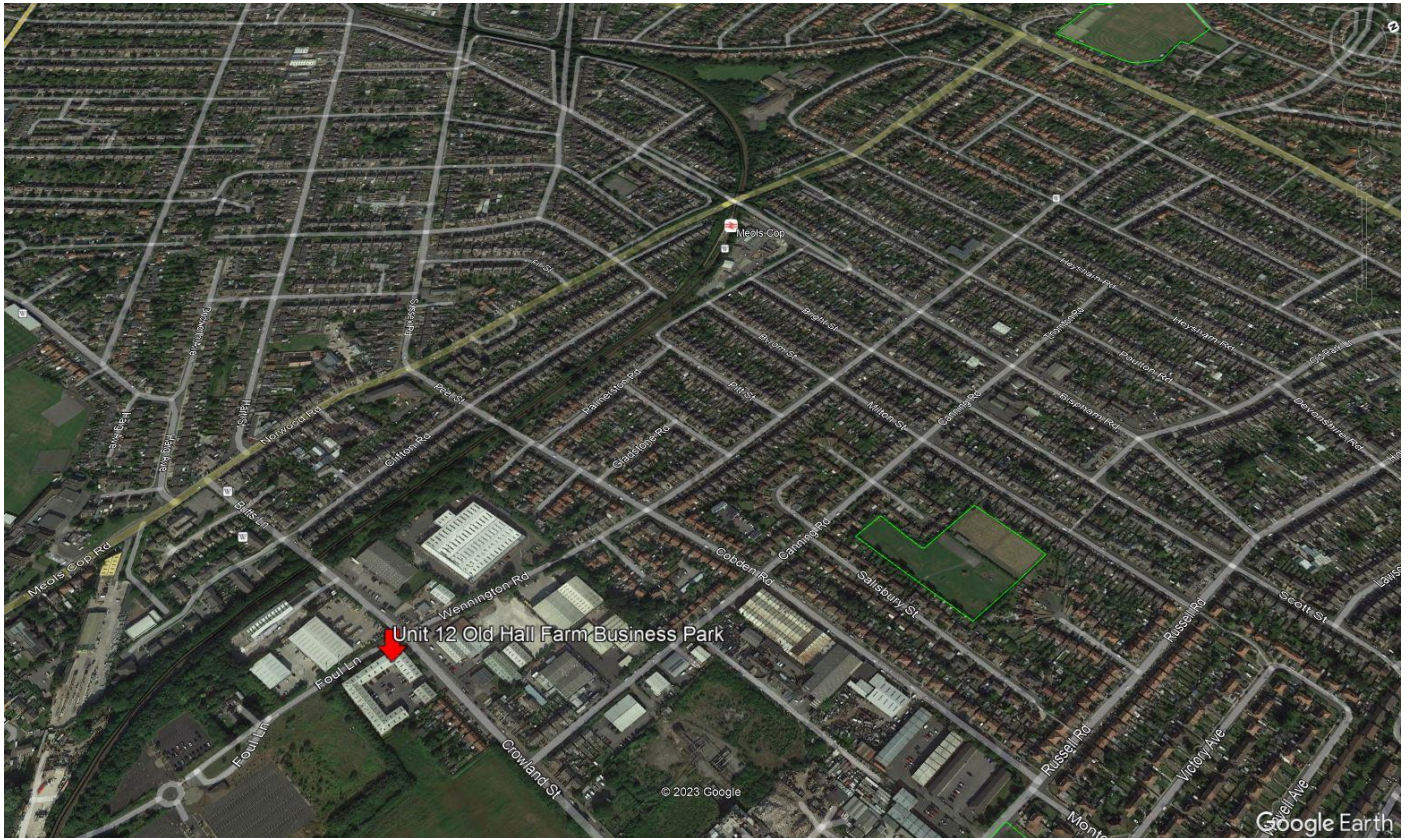


- Former kitchen showroom
- Busy and established trade counter location in Southport.
- Ground floor area approximately 1,450 sqft plus mezzanine of approximately 1,000 square feet GIA
- Available by way of a new lease.
- Communal parking.
- Self-contained with private offices, WC and kitchen facilities.

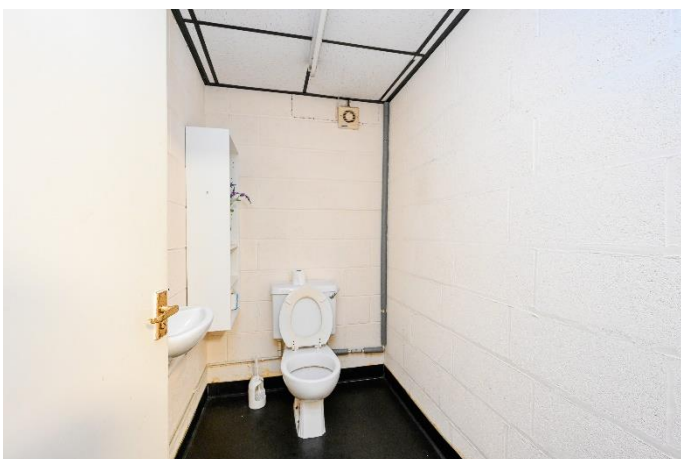


**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The subject property can be found in the busy and established Old Hall Farm Business Park, located just off Crowland street, Southport, which is arguably the town's primary trade counter location, the subject unit is adjacent to City Plumbing and opposite Screwfix, as well as other local trade counter type operators.

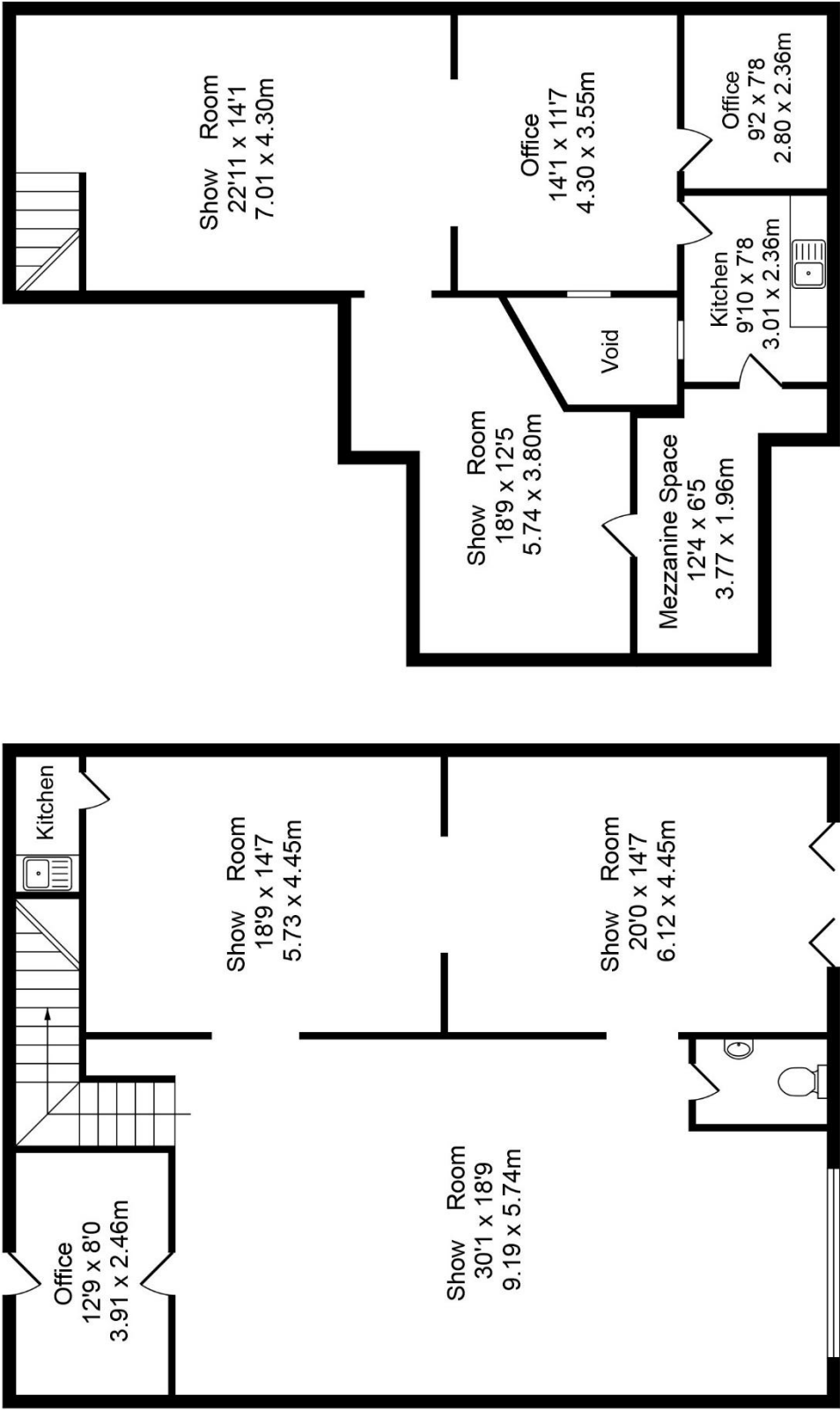


Description: The subject property can be found as a corner unit adjacent to City Plumbing and comprises of a modern portal frame warehouse/trade counter, which for many years has operated as a kitchen and bedroom showroom, and is configured with open plan display areas, together with WC, rear office and kitchen, stairs also lead to a mezzanine area, which provides further showroom areas, together with further kitchen and office facility. Please note, the unit can be offered in its current configuration, or alternatively, areas of mezzanine could be removed to suit the ingoing occupier's requirements.



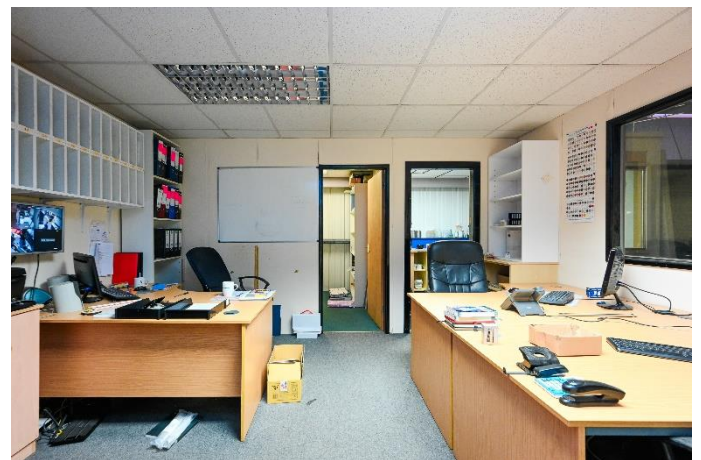
Accommodation: Floor plan below, not to scale and provided for indicative purposes only.

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



First Floor

Ground Floor





Terms: The property is available by way of a new lease for a minimum term of three years.

Rental: £15,000 per annum plus VAT.

Please note, references and a deposit would be required.

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.

Utilities: The tenant would be responsible for the payment of all utilities associated with the unit to include electricity, water (including surface water, foul, drainage, etc.) and gas if applicable.

VAT: We understand VAT will be applicable to the rental.

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

Business Rates: The tenant would be responsible for the payment of business rates, if applicable.

From the April 2023 VOA Valuation List, the property is listed as having a Rateable Value of £11,750. Please note, business rates can be subject to changes in their assessment and all prospective tenants need to satisfy themselves as to their potential business rates obligations.

EPC: A copy of the EPC is available on request (Rating E)

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

Details Prepared 04 September 2023

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