

Self Contained First/Second Floor
Office Suite

Fitton Estates

.com

To Let: £5,500 Per Annum plus VAT

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 6 The Gallery, Furness Avenue, Formby, Merseyside, L37 3NN



- Self Contained First/Second Floor Office Suite
- Central Formby Village Location
- Approximately 469.38 sq ft (43.62 sq m) NIA
- Allocated Parking Space



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Location: The subject property is situated to the purpose built Gallery Building, to Furness Avenue within Formby village centre. Furness Avenue is located off Halsall Lane which in turn leads on to the village's main shopping street, Chapel Lane.



Description: Accessed from the first floor balcony, an entrance door, with roller shutter and display windows, provides access to the main open plan office area with private office to the rear.

Stairs lead to the first floor accommodation with male and female WC's, small kitchen area and further private office.

We understand one car parking space is allocated to the premises.

Accommodation: We calculate the property offers in total approximately 469.38 sq ft (43.62 sq m) NIA.

Terms: The property is available with the benefit of a new lease on terms to be agreed. We understand the current service charge is in the order of £55.00 plus VAT per calendar month. We understand the insurance premium amounts currently to approximately £21.00 plus VAT per calendar month.

Rent: £5,500 per annum plus VAT exclusive of all other outgoings.

VAT: VAT is applicable to the subject unit.

Legal: Ingoing tenants will be responsible for their own legal fees.

Business Rates: The Tenant will be responsible for the payment of business rates. We advise interested parties should contact Sefton MBC (01704 533133) to qualify the likely payments and reliefs.

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

Details Prepared 20 September 2018

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