

**Ground Floor Offices With Plentiful  
On Site Parking**

# Fitton Estates

.com

**To Let: £8,950 Per Annum**

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Suite 1, Crossens Way, Southport, Merseyside PR9 9LY**



- **Ground Floor Office Suite Of Approximately 895 sq ft NIA**
- **Situated off the Coastal Road with Ready Access to the A565 and A59 thereafter.**
- **Predominantly Open Plan**
- **10 Car Parking Spaces To Be Demised But With Plentiful Additional On Site Parking**
- **Available by way of a New Lease**



**Location:** The property is located to Crossens Way, which is found directly off the Coastal Road to its northern end and therefore with ready access to the A565 and A59 thereafter.

**Description:** Ground Floor office premises with parking.

The property provides well presented predominantly open plan office accommodation with typical specification including carpet floor covering, plastered & painted walls and suspended ceiling.

The premises have dedicated entrance to the front of the building and have access to kitchen and WC facilities. We understand there are 10 car parking spaces demised to the unit.

**Accommodation:** We understand the accommodation extends to approximately 83.30 sq m (895 sq ft) NIA.

**Terms:** The premises are available by way of a new lease for a minimum term of 3 years. References and deposit will be required.

**Rent:** £8,950 per annum exclusive of all other outgoings. Service charge details available via this office.

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

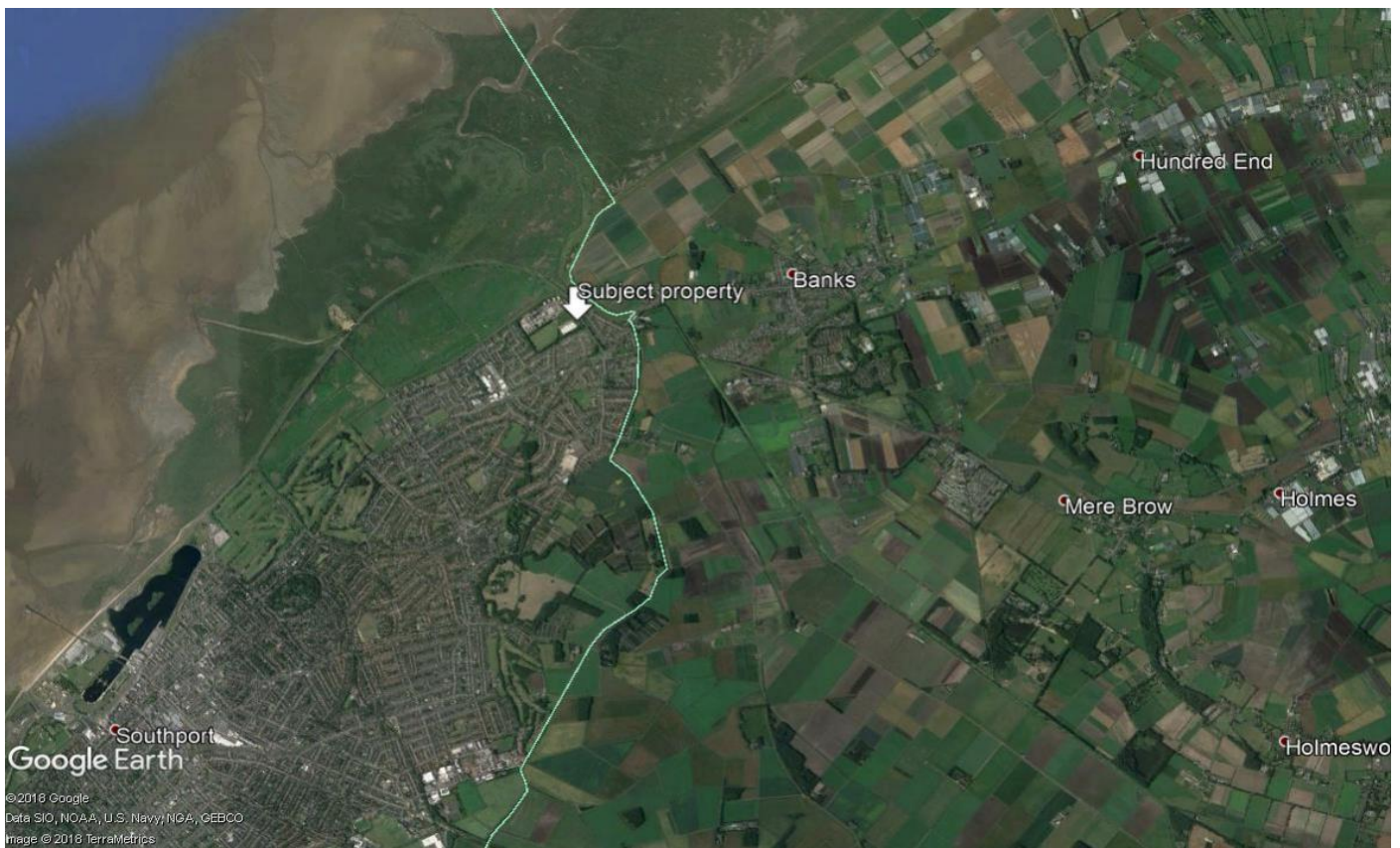
**Business Rates:** From our investigations of the Valuation Office Agency we are advised the Rateable Value is £6,600. We advise interested parties should contact West Lancashire Borough Council (01695 577177) to qualify the likely payments, or indeed whether they may benefit from small business rate exemption.

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

**EPC:** Available on request.

**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 will require proof of identity and proof of address of the prospective purchasers.





### Details Prepared 12 June 2018

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.