

to let

Office Suites / Rooms

Various Sizes Available (10.8 m² - 19.4 m²)



Upper Floors
21 Anchor Street
Southport
PR9 0UT

- Office Suites Located in the Heart of Southport Town Centre. With Free WiFi.
- Close to the A565—Lord Street.
- Former Hairdressers, Suitable for a Variety of Trades (STP)

MORGANWILLIAMS.com

01925 414909

Location

The property is situated in the heart of Southport Town Centre, fronting Anchor Street, which runs parallel to the A565 Lord Street which is the main thoroughfare through the town centre.

The surrounding area is commercial in character with other occupiers in the area include Chris Tinsley Estate Agents, "The Office" Bar and Restaurant, Mason Arms Public House and a Sainsbury's Supermarket.

Description

This premises provides six small recently redecorated office suites / rooms to rent which are ideal for people looking for an office away from home (other uses considered), in a convenient town center location.

The suites are situated on the first and second floors of the building on Anchor Street, with there being a commercial / retail unit to the ground floor.

To each floor there are two single office suites and one double office suite, with 2 x WCs to the first floor, and a communal kitchen to the second floor, providing free tea and coffee for tenants.

Services

Mains electricity, water, gas and drainage are connected.

The unit has a gas fired central heating system throughout.



Rates

Each suite will require a separate assessment once a tenant is found, and tenants are to be responsible for the Business Rates.

The suites will be small enough to be eligible for Rate Relief, and as such qualifying businesses will be eligible to claim Small Business Rate Relief, meaning the rates payable will be £nil. Interested parties should enquire with the Local Authority to confirm their eligibility.

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a negotiable Term (minimum term 1 month).

Rental

An availability schedule is available on page 3 of this brochure stating the rents for each suite. The rental stated is inclusive of bills, with tenants being responsible for Business Rates.

VAT is not applicable to the rent.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

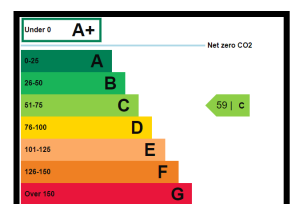
Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

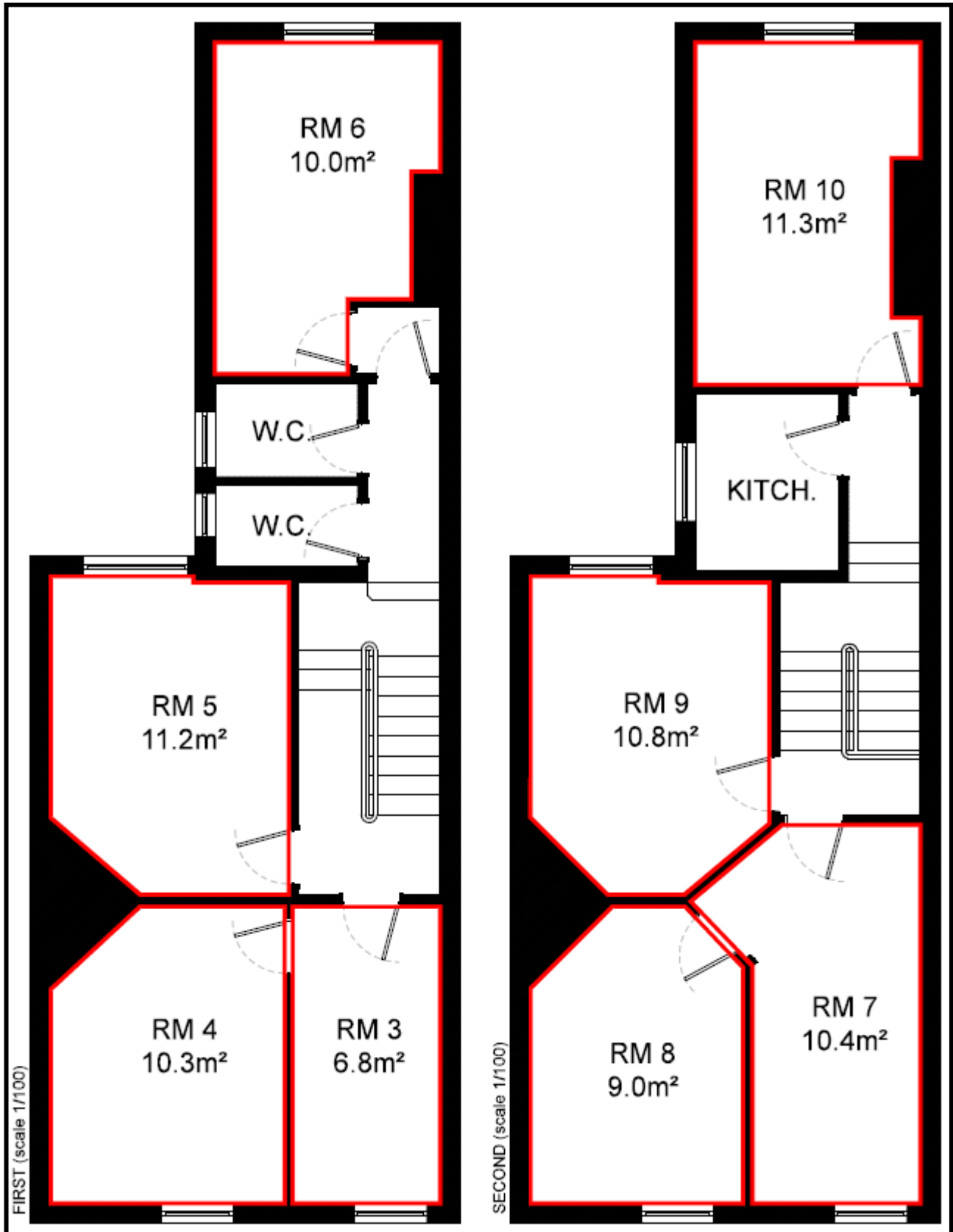
SUBJECT TO CONTRACT

EPC Score Band: C—59



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



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Availability Schedule

First Floor	m ²²	ft ²	Rent	Availability
Suite 1 (RM 3 & 4 on floor plan)	17.1	184	£3,300 (per annum) £275 (per month)	NOW LET
Suite 2 (RM 5 on attached plan)	11.2	121	£2,100 (per annum) £175 (per month)	AVAILABLE
Suite 3 (RM 6 on attached plan)	10.0	108	£2,100 (per annum) £175 (per month)	NOW LET
Second Floor				
Suite 4 (RM 7 & 8 on attached plan)	19.4	209	£3,300 (per annum) £275 (per month)	AVAILABLE
Suite 5 (RM 9 on attached plan)	10.8	116	£2,100 (per annum) £175 (per month)	AVAILABLE
Suite 6 (RM 10 on attached plan)	11.3	122	£2,100 (per annum) £175 (per month)	AVAILABLE

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