



the Antony Hill Partnership

37- 39 SHAKESPEARE STREET, SOUTHPORT

FLEXIBLE LETTINGS



(Particulars awaiting client's approval)

LOCATION

The offices are located on Shakespeare Street, which is situated just outside Southport town centre with good transport links. The offices are adjacent to the Shakespeare Centre.

DESCRIPTION

Pleasant offices with good natural light. The offices are centrally heated, costs of which are included within the rental figure. There is a ground floor conference room available for use by the tenants, subject to availability. An ideal office and location for a small or start up business.

BUSINESS START UP

If you are starting a new business then call Colin Hickey, Business Startup Manager at Startup Sefton, for help and advice, which may include grants, funding and training assistance 01704 534815 colin.hickey@regen.sefton.gov.uk

BUSINESS RATES

All rental figures are plus business rates. Small business rates relief may apply. The Uniform Business Rate for 2010/11 has been set at 40.7p for ratepayers qualifying for small business rate relief and 41.4p for all others. Please enquire of Sefton Business Rates 0151 934 4360.

* PLEASE NOTE THAT ALL RENTS AND PRICES QUOTED ARE EXCLUSIVE OF VAT.

TO LET

FIRST FLOOR SERVICED OFFICES WITH PARKING

SHORT TERM LETS AVAILABLE

The property has the following approximate dimensions/areas

<u>ACCOMMODATION</u>	sqft	m ²	£ pcm
	Room 6	200	18.58
Room 7	140	13.00	220
Room 9 16' x 12'	192	17.8	LET
Room 12a 16' x 10'3"	164	15.2	LET
Room 14 16'2" x 9'	145	13.4	200
Room 11 16'2" x 9'3"	149	13.8	200
All offices are available with kitchen and WC facilities			

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE PURPOSES ONLY

COSTS

Each side will bear their own legal costs.

TERMS

All lets are available on 6-monthly terms. Each office is available as a single or as a multiple let. The landlords will require a months rent deposit with any letting.

Rental Includes:

- Heating/lighting
- Insurance
- Building maintenance
- Cleaning of the common areas including kitchen and WC
- Car Parking facilities

SERVICES

Each office is centrally heated and carpeted and all charges are included in the rental value.

ENERGY PERFORMANCE

This property has an Asset Rating of TBA A full EPC is available on request.

VIEWING

Strictly by appointment with the letting agents, The Antony Hill Partnership TEL 01704 532728.

Chartered Surveyors | Commercial Property Agents | Property Managers
 Antony D. Hill F.R.I.C.S | Barry J. Easton F.R.I.C.S | Martin G. Connolly B.Sc. FRICS

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