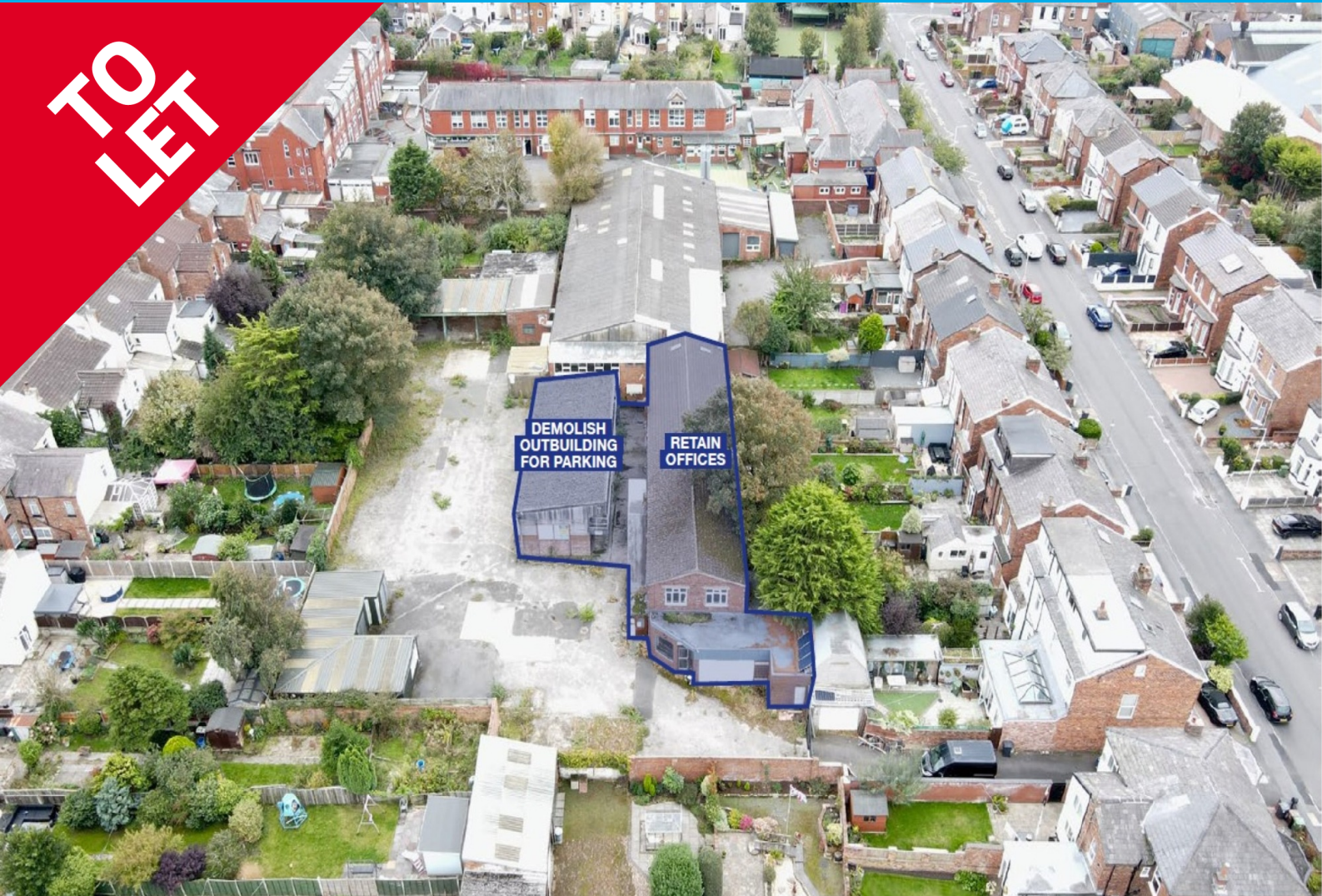


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**TO
LET**



TWO-STOREY OFFICES WITH AMENITY

507 m² (5,457 ft²)

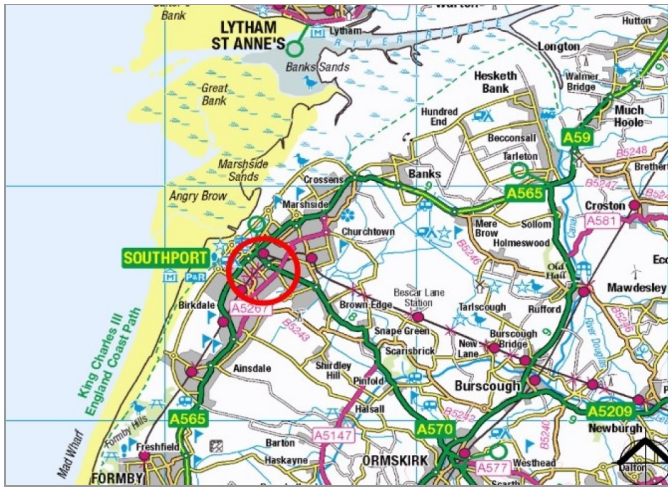
95a Linaker Street
Southport
PR8 5BU

- Centrally located with good transport links
- Onsite parking
- Various reconfiguration/sub-division options to suit occupational requirements
- Planned refurbishment subject to occupational requirements

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 76 Church St E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1ET



Location

The premises are centrally located in Southport, set back from Linaker Street, approximately 1 mile south of the Town Centre.

Access links are available nearby via the A565, providing routes north and south, and the A570, offering routes to the east.

Linaker Street is predominantly a residential area with some commercial offers, with the Linaker Street Family Wellbeing Centre adjacent.

Description

The premises comprise a two-story office building of traditional brick construction beneath a pitched tiled roof. The building benefits from UPVC windows throughout. The first floor is primarily arranged as individual offices and meeting rooms, while the ground floor provides a staff amenity area, showroom, and storage space.

The landlord proposes to demolish the outbuilding, as shown in the image on the first page, to create a parking provision for potential occupiers.

The landlord may also consider additional works to update or refurbish the offices, including various reconfiguration options to suit tenant requirements.

The building is accessed via a tarmacadam driveway off Linaker Street.

Accommodation

The premises extend to the following approximate gross internal floor areas.

	m ²	ft ²
Offices/Storage to Main Workshop		
First Floor Office	239.53	2,578
GF Canteen, Office & Showroom	267.51	2,880
TOTAL	507.04	5,457

Services

It is understood that the property benefits from mains connection to 3-phase electric, gas, water and drainage.

Rating Assessment

The premises will need to be separately assessed for rating purposes.

Interested parties are recommended to make their own enquiries with the rating department at Sefton Council (www.sefton.gov.uk).

Planning

We understand that the premises benefit from an established use classification within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries with the planning department at Sefton Council (www.sefton.gov.uk).

Tenure

The premises are available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

Asking Rental

Upon application.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

VAT

All rentals are quoted exclusive of, but may be liable to, VAT at the standard rate.

Energy Performance Certificate



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/energy.



Technical information	Benchmarks
Main heating fuel:	Buildings similar to this one could have ratings as follows:
Building environment:	43 If newly built
Total useful floor area (m ²):	67 If typical of the existing stock
Building complexity (NOS level):	

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funds will be required.

Enquiries

Via joint letting agents:

Eckersley

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 Tel: 01772 883388
 Email: preston@eckersleyproperty.co.uk

Fitton Estates

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 Tel: 01704 500345
 Email: cerys@fittonestates.com