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**TO
LET**



WAREHOUSE UNITS WITH YARDS

446.5 m² (4,806 ft²) — 728 m² (7,836 ft²)

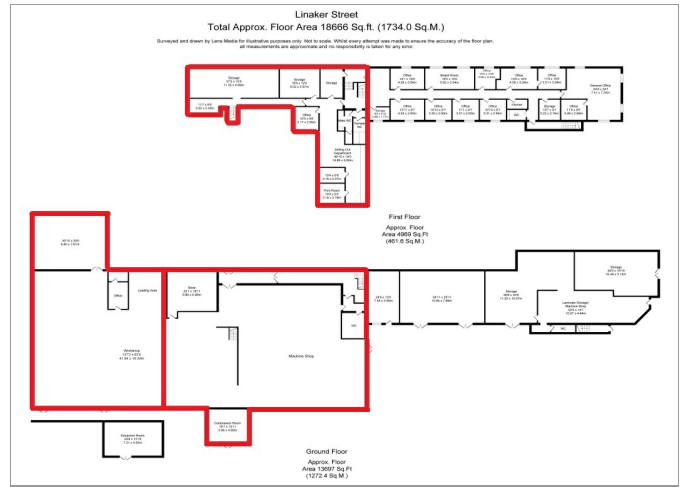
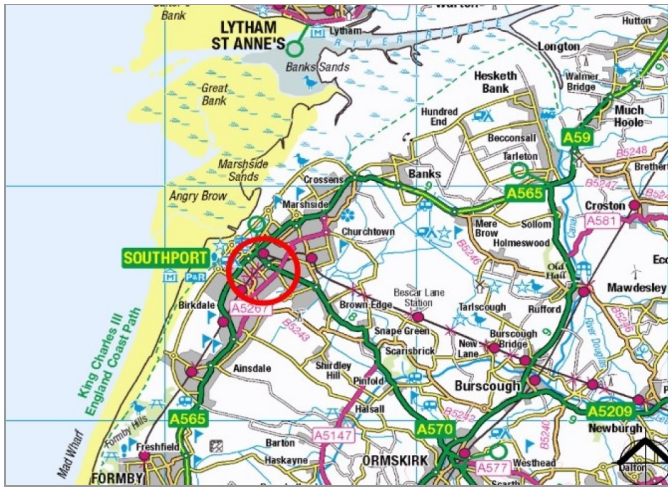
Units 1 & 2
95a Linaker Street
Southport
PR8 5BU

- Centrally located with good transport links
- Demised yard
- External storage and canopy
- Commercial roller shutter
- Reconfiguration options to suit occupational requirements

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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 consist of an industrial unit, previously utilised as a joinery workshop and manufacturing facility. The structure is of steel portal frame construction with brick infill, surmounted by cementitious cladding beneath a cementitious sheet roof. Internally, timber-framed mezzanine levels are provided throughout, offering additional space.

Planned works include dividing the workshop into two units, each with its own access with specific unit features as shown below:

Unit 1

- This unit will have a self-contained access from Linaker Street, ensuring independent entry.
- A dedicated service yard and a roller shutter door will facilitate loading, unloading, and other operational requirements.

Unit 2

- A new commercial roller shutter door is proposed to be installed, providing direct access from the large yard area.
- The unit benefits from a spacious canopy, offering additional covered space suitable for loading or outdoor storage.
- There is also an extraction room, which can be repurposed for additional storage or adapted to meet the specific Tenant requirements.

Both units benefit from concrete flooring and LED lighting.

Works to the units can be adapted to suit specific Tenant requirements. Adjustments may include the removal of mezzanine levels to create open and clear span spaces, whilst other adaptations may be considered.

Services

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

Accommodation

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

	m ²	ft ²
Unit 1		
GF Workshop	347.70	3,743
FF Mezzanine	98.76	1,063
Total	446.46	4,806
Unit 2		
GF Workshop	505.26	5,438
FF Mezzanine/Offices	222.73	2,398
Total	727.99	7,836
Canopy	82.80	891
Extraction Room	34.63	373

Rear yard area extends to 0.097 hectares (0.24 acres).

Rating Assessment

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

Interested parties are advised to make their own separate enquiries with the local rating authority Sefton Council (www.sefton.gov.uk).

Planning

We understand that the premises benefit from an established use classification within Class E & B2 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.

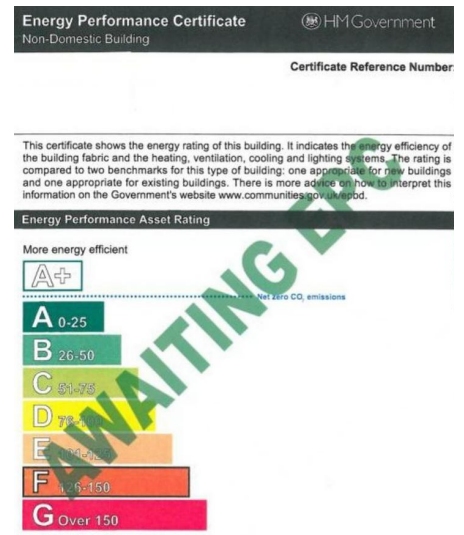
Asking Rentals

Unit 1	£21,500 pa, exclusive
Unit 2	£40,000 pa, exclusive

Photographs and Plans

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

Energy Performance Certificate



VAT

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

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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Fitton Estates

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