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**TO
LET**



SUBSTANTIAL WAREHOUSE, MANUFACTURING AND OFFICE FACILITY

0.376 hectares (0.93 acres)

239.5 m² (2,481 ft²) — 2,143.5 m² (22,956 ft²)

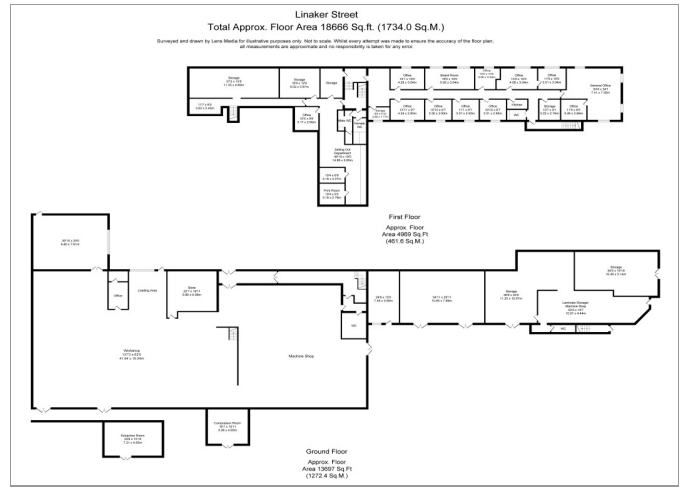
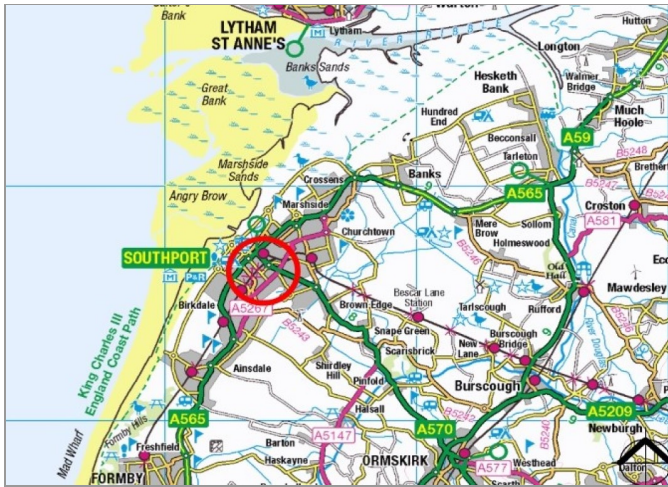
95a Linaker Street
Southport
PR8 5BU

- Centrally located with good transport links
- Large self contained site
- External storage and canopy
- Commercial roller shutter
- Various reconfiguration/sub-division 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 comprise an industrial unit, formerly a joinery workshop and manufacturing facility, of steel portal frame construction with brick infill, surmounted by cementitious panels beneath a cementitious sheet roof. Timber frame mezzanine levels are provided throughout. The unit element can be accessed via both pedestrian access doors and commercial roller shutter.

There is a two-story office block connected to the main warehouse, which has been used for additional storage, workshops and a showroom. The first floor consists primarily of individual offices and meeting rooms. The building is of traditional brick construction beneath pitched tiled roof, incorporating UPVC windows.

The Landlord is open to exploring various split or subdivision options, including separating the office, industrial, and yard areas according to tenant demand. Externally, there is a large outbuilding that the Landlord may consider demolishing, subject to tenant requirements, thereby freeing up additional space within the yard. There are also several storage containers and a canopy connecting to an adjacent building, previously used as an extraction room. For further information on these options, please get in touch.

The site is fully secured with access via two tarmac driveways off Linaker Street.

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
Main Workshop		
GF Workshop	852.91	9,181
FF Mezzanine & Office	404.40	4,353
Offices/Storage to Main Workshop		
First Floor Office	239.52	2,481
GF Canteen, Office, Showroom	267.51	2,880
Outbuilding Storage		
Ground Floor	147.95	1,593
First Floor	113.69	1,224
Canopy	82.80	891
Extraction Room	34.63	373
TOTAL	2,143.42	22,956

The total site area extends to 0.376 hectares (0.93 acres).

Rating Assessment

The premises have a Rateable Value of £33,000.

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 Rental

£65,000 per annum, 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



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/epc.



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):	

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
 Contact: Harry Holden
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Fitton Estates

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