

# To Let

Upon instruction of a private client

**LANDWOOD  
GROUP**



**TO LET** – Queen Anne Street, 1<sup>st</sup> & 2<sup>nd</sup> Floors, Eastbank Street, Southport, PR8 1DT

## Modern Town Centre Offices

- Positioned within Southport Town Centre
- Separate Entrance off Queen Anne Street
- Available floor by floor or as a whole
- Car parking provided

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### CONTACT

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**Date Particulars – June 2020**

## Location

The property is positioned at the junction of (A565) Eastbank Street and Queen Anne Street, close to the (A570) Lord Street in Southport Town Centre.

The subject streets and surrounding areas have amenities to include bars, restaurants, cafes, providing an commercial area.



## Description

The offices are accessed from Queen Anne Street leading to shared entrance hall with staircase and lift (decommissioned).

The first floor has lobby leading to predominantly open plan offices with 2no partitioned suites and a kitchen. To the second floor is similar space with greater partitioning.

The finish is typically carpet floor, plastered/painted walls with suspended ceiling having recessed lighting. It benefits from central heating and air conditioning/comfort cooling to parts. Also, each floor has communal WC's.

We understand part of the car parking spaces to the rear are to be allocated to the offices.

## Accommodation

In accordance with the International Measuring Practice and RICS Code of Measuring Practice, Sixth Edition. We calculate the net internal area to be as follows: -

First Floor:	258.60 (2,784 sq ft)
Second Floor:	258.60 (2,784 sq ft)
<b>Total:</b>	<b>517.20 (5,568 sq ft)</b>

## Rates

We understand through website enquiries that the property has a rateable value of £43,500

The uniform business rate for 2020/21 is 51.2p with all small business rates below £18,000 (outside of London) being 49.9p.

## VAT

The rental figure quoted is exclusive of VAT which is applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Tenure

The premises are available as a whole or each floor individually by way of full repairing and insuring lease, for a term to be agreed.

## Rent

Each floor is available at £16,700 p.a. exclusive of all other outgoings, (circa £6 per sq ft exclusive)

The rental is exclusive of service charge, VAT, Utilities and business rates.

## Service Charge

Available on request.

## EPC

The offices have a energy score of 111 reflecting an E rating.

## Viewings

Strictly by appointment.

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