



JOHNSON FELLOWS

CHARTERED SURVEYORS

Banks, Southport, 1a Ralphs Wife's Lane, PR9 8ER

Commercial Premises – Leasehold



RATES

Rateable Value £7,500

PLANNING

The ingoing tenant should confirm their proposed use is permitted with the local planning authority.

EPC

D- 83.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

TIMING

The property is available immediately upon completion of legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337

CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk

LOCATION

The property is situated in Ralphs Wife's Lane in the Banks area of Southport. Southport Town Centre is approximately 6 miles to the south-west via Banks Road and Marine Drive.

DESCRIPTION

The property is a detached single storey brick building under a pitched tiled roof comprising office to the front, with laboratory and workshop behind. The property is accessed via a side driveway.

ACCOMMODATION

Front Building	53.59 sq m	577 sq ft
Rear Building	57.80 sq m	622 sq ft
TOTAL	111.39 sq m	1199 sq ft

RENT

Current passing rent - £7,584.24 per annum, subject to review in 2025 and 2030.

TENURE

The property is available by way of a lease assignment or sub-lease to February 2035. A longer lease may be available subject to negotiation.

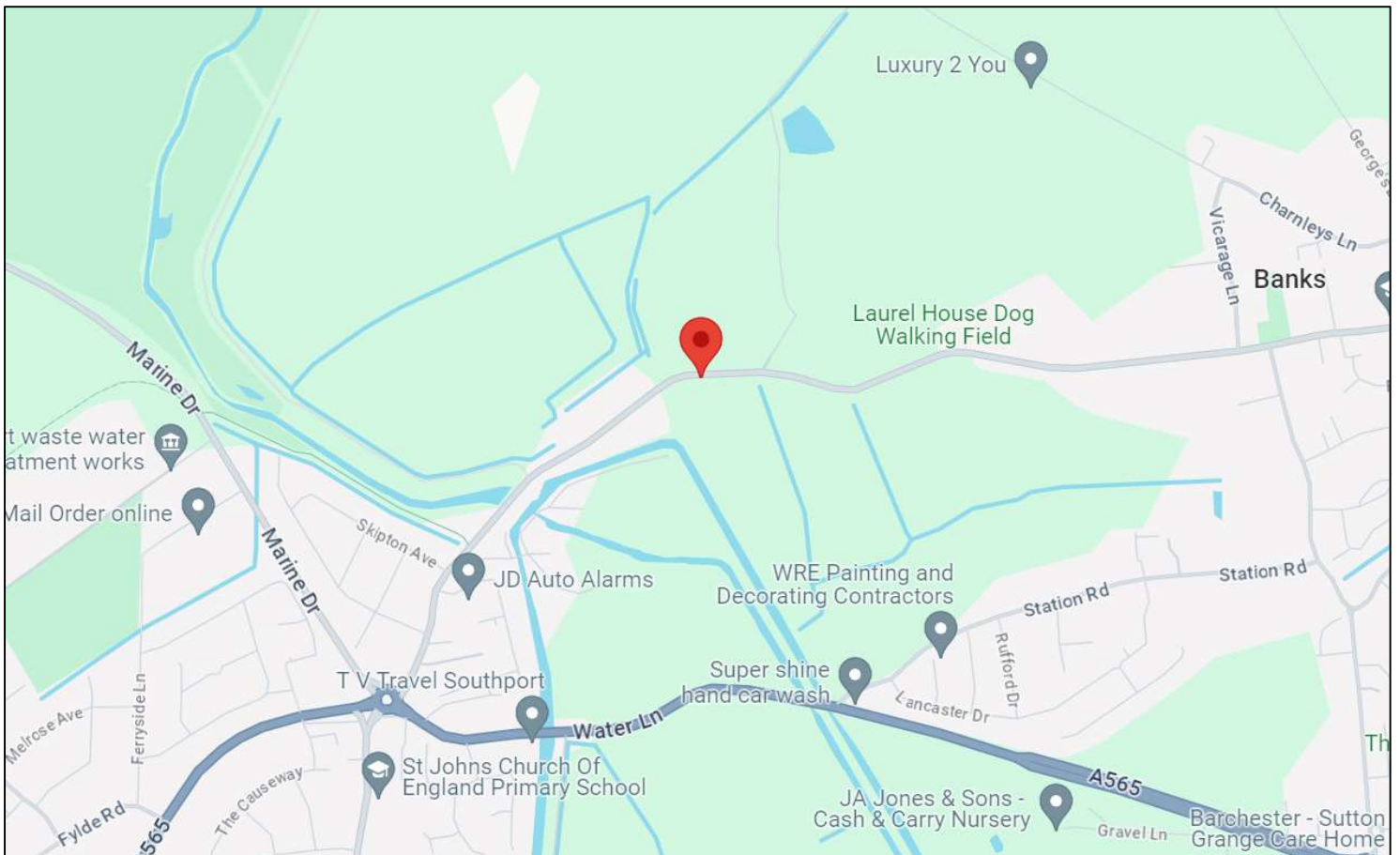


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