



## 40 Hoghton Street, Southport, PR9 0PQ

### £1,500 Per Annum

#### Location

In the prime office area of Southport and within walking distance of the town centre. Good transport facilities.

#### Description

First floor self-contained office suite including a parking space to the rear with communal central heating and double glazing. EPC rating: E

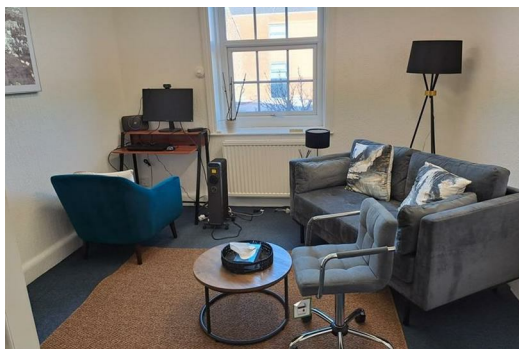
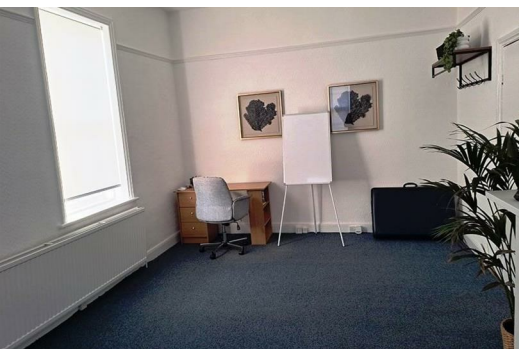
#### Accommodation

##### Suite 1

Self-contained office suite with two rooms. Shared kitchen and toilet facilities are available. Included within the demise is a small third room/attic on the second floor. EPC rating E

Gross internal area: approx. 62 sqm (667 sq ft).

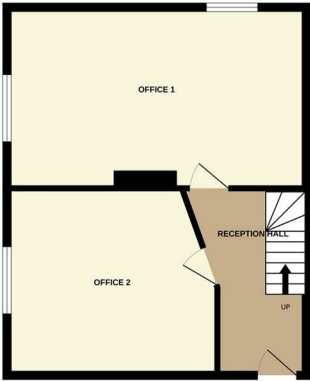
#### Business Rates



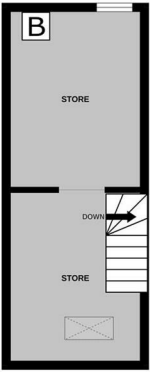
| Energy Efficiency Rating                    |         |                                                                                                           |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                 |
| Very energy efficient - lower running costs |         |                                                                                                           |
| (92 plus) <b>A</b>                          |         |                                                                                                           |
| (81-91) <b>B</b>                            |         |                                                                                                           |
| (69-80) <b>C</b>                            |         |                                                                                                           |
| (55-68) <b>D</b>                            |         |                                                                                                           |
| (39-54) <b>E</b>                            |         |                                                                                                           |
| (21-38) <b>F</b>                            |         |                                                                                                           |
| (1-20) <b>G</b>                             |         |                                                                                                           |
| Not energy efficient - higher running costs |         |                                                                                                           |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                           |
|-----------------------------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                 |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                           |
| (92 plus) <b>A</b>                                              |         |                                                                                                           |
| (81-91) <b>B</b>                                                |         |                                                                                                           |
| (69-80) <b>C</b>                                                |         |                                                                                                           |
| (55-68) <b>D</b>                                                |         |                                                                                                           |
| (39-54) <b>E</b>                                                |         |                                                                                                           |
| (21-38) <b>F</b>                                                |         |                                                                                                           |
| (1-20) <b>G</b>                                                 |         |                                                                                                           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                           |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



OFFICE AND PREMISES  
TOTAL FLOOR AREA: 655 sq.ft. (61.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurement of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The data in the diagram and pictures only should be used as a guide for any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
Made with Intergo 10000



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Company No. 0784754

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Company No. 05206927

