



40 Hoghton Street, Southport, PR9 0PQ

£2,950 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

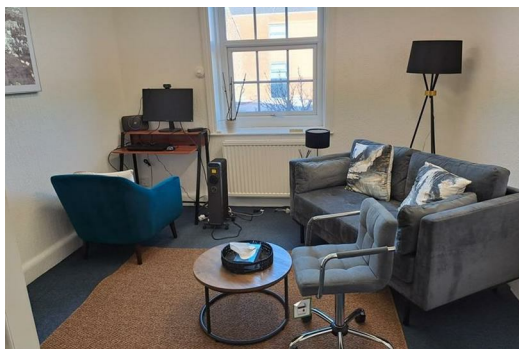
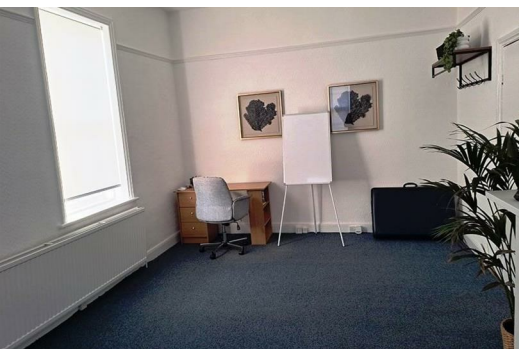
Accommodation

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).

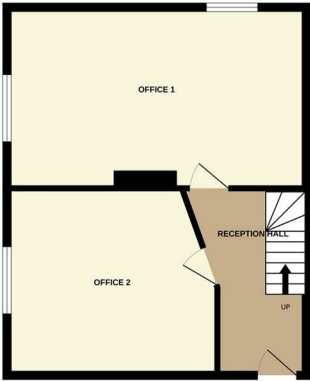
Business Rates



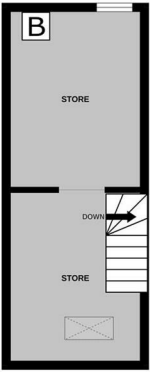
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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: 665 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 plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee is given to their operation or efficiency can be given.
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