Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

# FIRST AND SECOND FLOOR OFFICES

**52 m² ( 559 ft² ) — 132 m² ( 1,425 ft² )**

**42 Botanic Road**
**Churchtown Village**
**Southport**
**PR9 7NE**

- **Village location with rear parking**
- **Double glazed windows**
- **Flexible accomodation**

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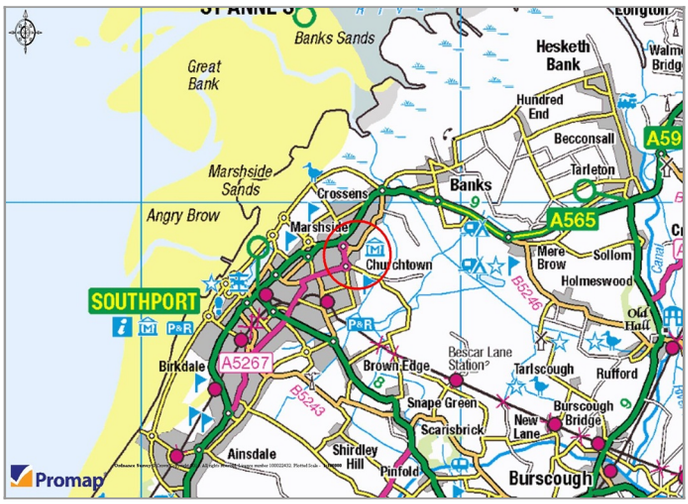


## Location

The property occupies a prominent position in Churchtown Village at the junction of Botanic Road and Manor Road. It lies close to Southport's famous Botanic Gardens and the picturesque Churchtown Village surrounding.

## Description

First and second floor offices within a three-storey building above Churchtown Carpets. The accommodation is in keeping with the period nature of the building but has recently been redecorated and has been modernised with double glazed windows. The accommodation is flexible and available on a floor by floor basis.

## Accommodation

First Floor

Stairs up to lobby with kitchen, WC and office off, six partitioned offices and store closet. 80.42 m² (866 ft² ) net internal.

Second Floor

Self-contained suite comprising general office, two partitioned offices, kitchen and WC. 51.93 m² (559 ft² ).

## Services

All mains services understood to be available and connected. Gas central heating is provided. No services have been tested by Eckersley.

## Rating Assessment

According to the Valuation Office website the Rateable Values are:

First Floor: £5,700

Second Floor: £1,725

According to the Valuation Office, both floors may therefore qualify for small business rate relief which, subject to satisfying the criteria, means that no rates will be payable until 31 March 2015.

## Planning

We understand that the premises currently have a B1 consent under the Use Classes Order. Interested parties are, however, recommended to make their own separate enquiries with Sefton Council on 01704 533133.

## Lease Terms

The property is available on flexible terms to be discussed. There will be a base rent plus service charge to cover heat and light with tenants responsible for their own telephone and any other outgoings.

First Floor: £6,000 p.a.

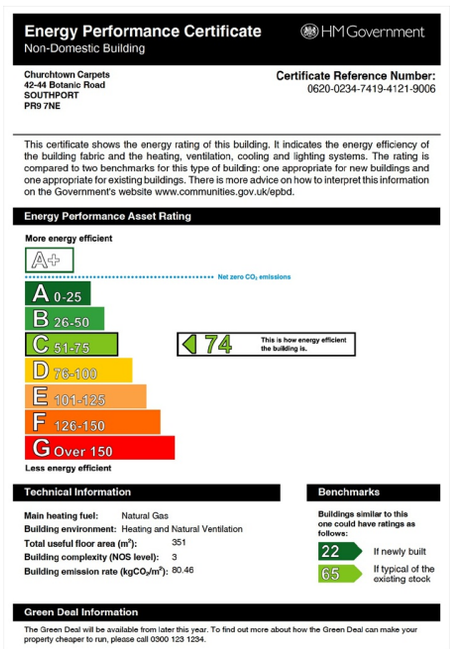
Second Floor: £3,500 p.a.

Lease terms are flexible and subject to negotiation.

## Legal Costs

Each party to be responsible for their own legal costs.

## Energy Performance Certificate



**Energy Performance Certificate**
Non-Domestic Building

HM Government

**Churchtown Carpets**
**42-44 Botanic Road**
**SOUTHPORT**
**PR9 7NE**

**Certificate Reference Number:**
0620-0234-7419-4121-9006

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/epbd.

**Energy Performance Asset Rating**

More energy efficient
A+
Net zero $CO_2$ emissions
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150
74 This is how energy efficient the building is.
Less energy efficient

**Technical Information**

| | |
|---|---|
| **Main heating fuel:** | Natural Gas |
| **Building environment:** | Heating and Natural Ventilation |
| **Total useful floor area ($m^2$):** | 351 |
| **Building complexity (NOS level):** | 3 |
| **Building emission rate ($kgCO_2/m^2$):** | 80.46 |

**Benchmarks**

Buildings similar to this one could have ratings as follows:
22 If newly built
65 If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## VAT

All prices are quoted exclusive of, but may be subject to VAT at the standard rate.

## Enquiries

Strictly by appointment with the sole agents, **Eckersley**

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk

Certificate No. FS 45498

**Regulated By RICS**

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