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**TO
LET**



WAREHOUSE WITH HARDSTANDING YARD

1,257.3 m² (13,534 ft²)

**95a Linaker Street
Southport
PR8 5BU**

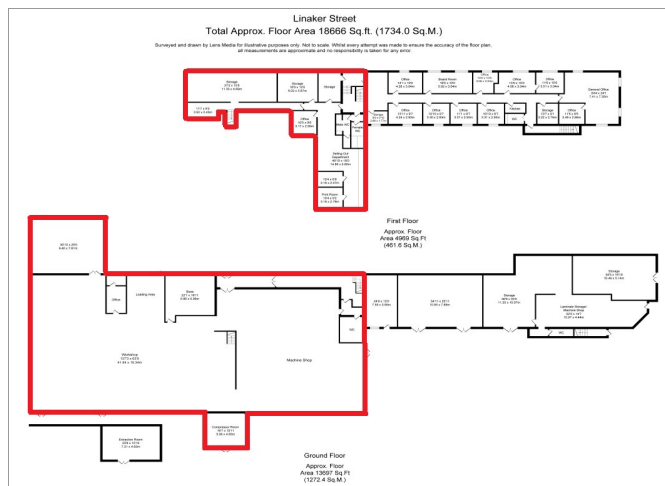
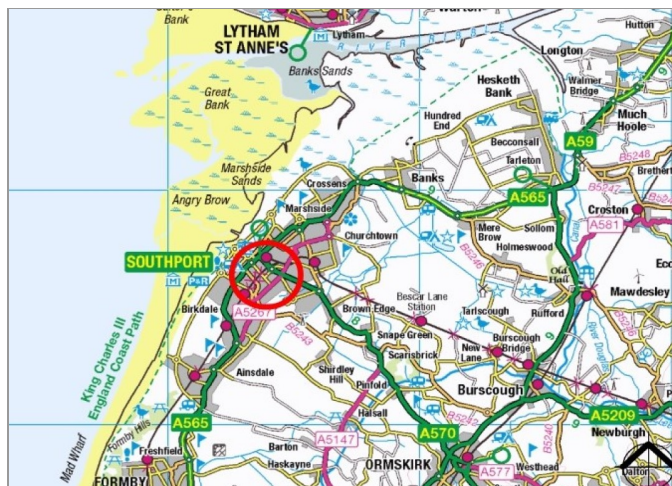
- Centrally located with good transport links
- Good yard provision
- External storage and canopy
- Commercial roller shutter
- Reconfiguration options to suit occupational requirements

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Location

The premises are centrally located in Southport, set back from Linaker Street, approximately 1 mile south of the Town Centre.

Access links are available nearby via the A565, providing routes north and south, and the A570, offering routes to the east.

Linaker Street is predominantly a residential area with some commercial offers, with the Linaker Street Family Wellbeing Centre adjacent.

Description

The premises comprise an industrial unit, formerly used as a joinery workshop and manufacturing facility, constructed with a steel portal frame and brick infill, surmounted by cementitious panels and a cementitious sheet roof. Timber-framed mezzanine levels are provided throughout, offering additional storage and office space. The unit is accessible via both pedestrian access doors and a commercial roller shutter.

The unit benefits from concrete floor and LED lighting. Additionally, the property includes a good-sized service yard to the rear, including several storage containers and a canopy that connects to an adjacent building, previously utilised as an extraction room.

Generally, the site is secured and benefits from access via two tarmac driveways off Linaker Street.

The landlord may be willing to consider alterations to the property, which could include the removal of part or all the mezzanine levels, among other modifications, to suit tenant requirements.

Services

It is understood that the property benefits from mains connection to 3-phase electric, gas, water and drainage.

Accommodation

The premises extend to the following approximate gross internal floor areas.

	m ²	ft ²
Main Workshop		
Ground Floor	852.91	9,181
FF Mezzanine & Office	404.40	4,353
TOTAL	1,257.31	13,534
Extraction Room	34.63	373
Canopy	82.80	891

Rear yard area extends to 0.097 hectares (0.24 acres).

Rating Assessment

The premises will need to be separately assessed for rating purposes.

Planning

We understand that the premises benefit from an established use classification within Class E & B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries with the planning department at Sefton Council (www.sefton.gov.uk).

Tenure

The premises are available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

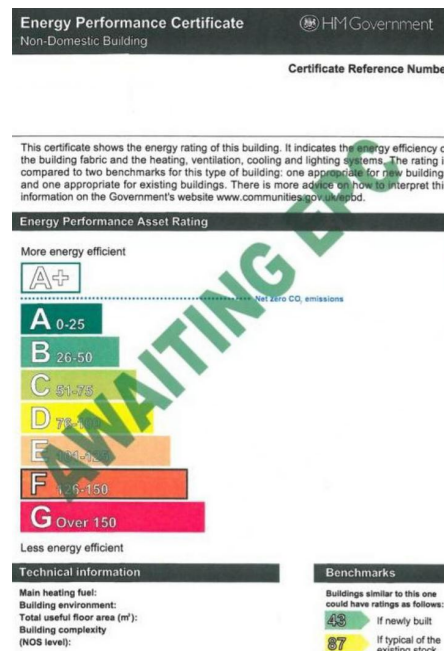
Asking Rental

Offers in the region of £60,000 per annum, exclusive.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

Energy Performance Certificate



VAT

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

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funds will be required.

Enquiries

Via joint letting agents:

Eckersley

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Fitton Estates

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