



37 - 39 Shakespeare Street, Southport, Merseyside PR8 5AB

£265 PCM

COMMERCIAL OFFICE - Bright, modern space with "Cat 5" installed. Communal male and female toilets. Lift available and car parking negotiable. The office comprises one room which is on the second floor. It is approximately 140 sq ft.

All lets are available on 6-monthly terms. The landlord will require a month's rent deposit with any letting. Rental Includes: · Heating/lighting

Rateable Value £1,750

Open Plan Office

Open Plan office aprox 140 sq ft

Information

Services

All mains services are available but these have not been tested by ourselves.

VAT

All prices are quoted exclusive of but may be liable to VAT at the prevailing rate.

Costs

Each side will be responsible for their own legal costs

Ratable Value

Rateable Value £1,750

The standard business rates multiplier in England for 2024-2025 is 54.6p and the small business rate multiplier is 49.9 p.

There are a number of concessionary schemes for business ratepayers. Contact Sefton Council for further details 0151 922 4040

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	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

