

# To Let



## Southport

31 Hoghton Street, PR9 0NS

836 sq ft (77.7 sq m)  
Rent on Application  
High Street Property

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**Location & Description:**

- **The subject unit is located on Hoghton Street within Southport which forms the heart of the business district within the town, within close proximity of the train station.**
- **The subject unit was historically a former bank and comprises a self-contained professional office/retail unit.**
- **The unit also benefits from five car parking spaces.**

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**Demise:**

Ground Floor 836 sq ft (77.7 sq m)

**Rent:**

Available upon request.

**Lease:**

The property is available by way of a sub-lease for a term of years to be agreed subject to all necessary landlord consents.

**EPC:**

Energy Performance Rating Assessment – D.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £9,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

**Date Prepared:**

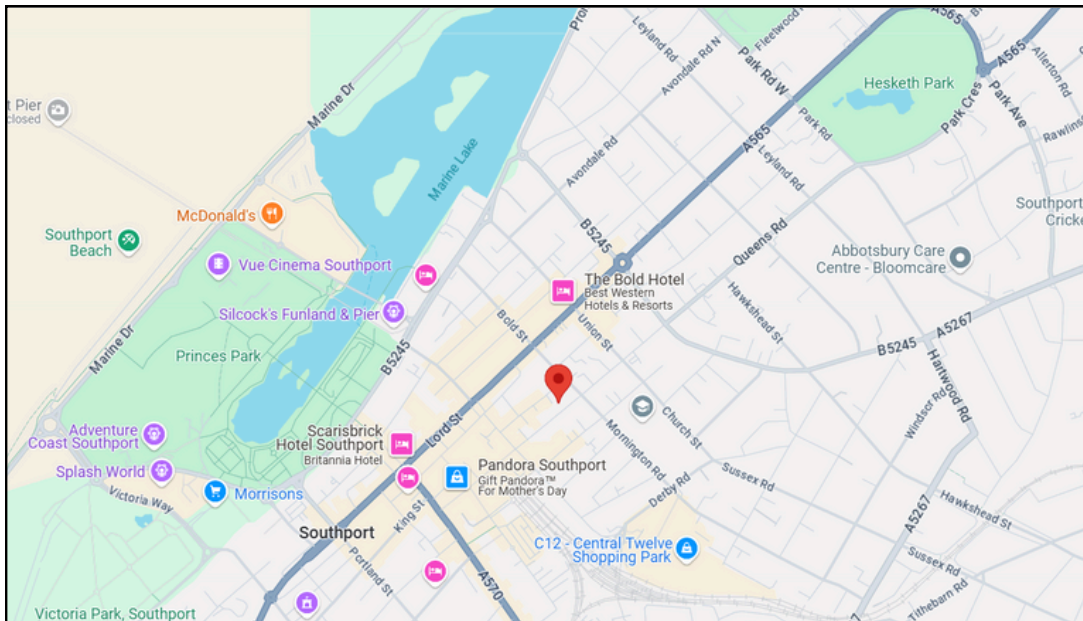
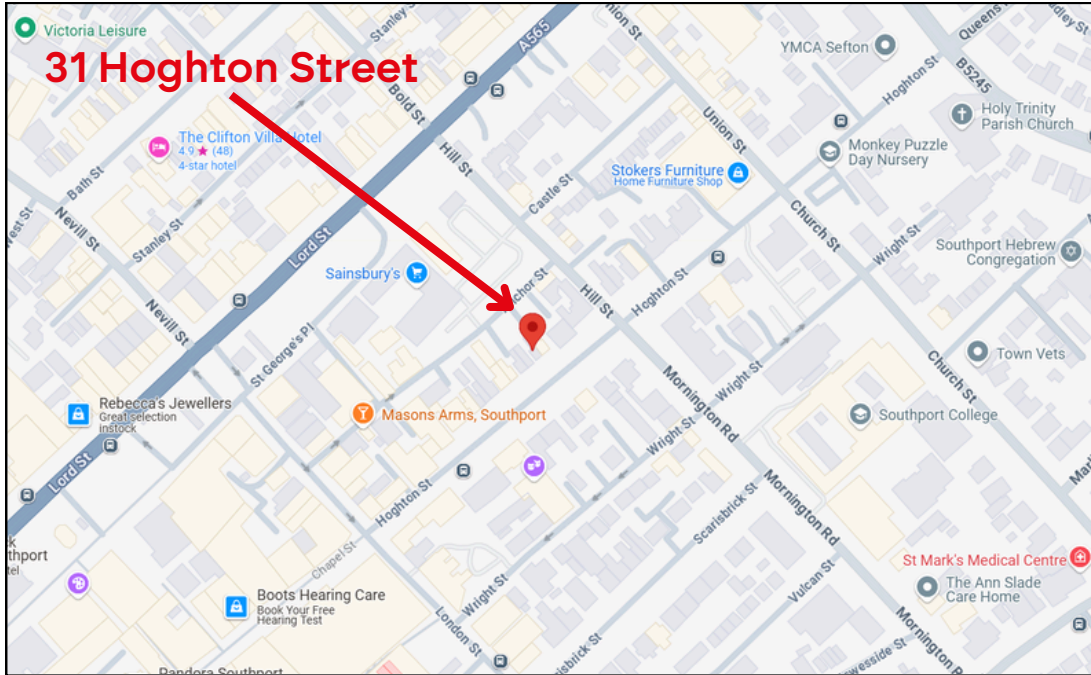
March 2025

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