

Eastbourne Road, Southport- **Monthly Rental Of £595**



KEY FEATURES:

- 732.5 sq • LOCATED ON A BUSY ROAD • EPC: D • Available now • • • • •

naea | propertymark

PROTECTED

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk

arla | propertymark

PROTECTED

Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

Property Management

T: 01704 545800

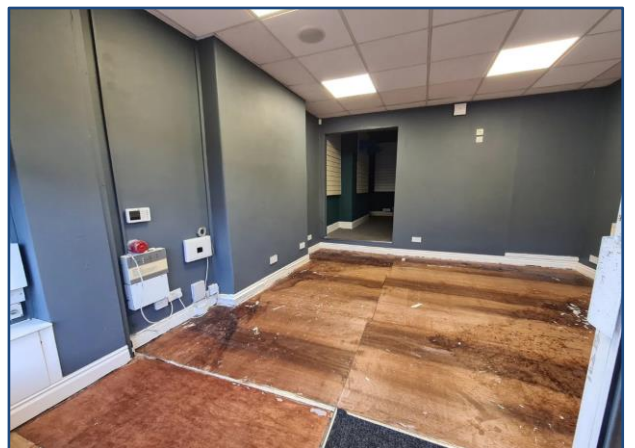
E: pm@ajestateagents.co.uk



The Property
Ombudsman

Property Description

LOCATED ON A BUSY ROAD WITH LOTS OF PASSING TRAFFIC***we are pleased to offer this commercial property for rent, its has a shop front and two other large office spaces, kitchen, courtyard and shower room. 732.5 sq feet. EPC D



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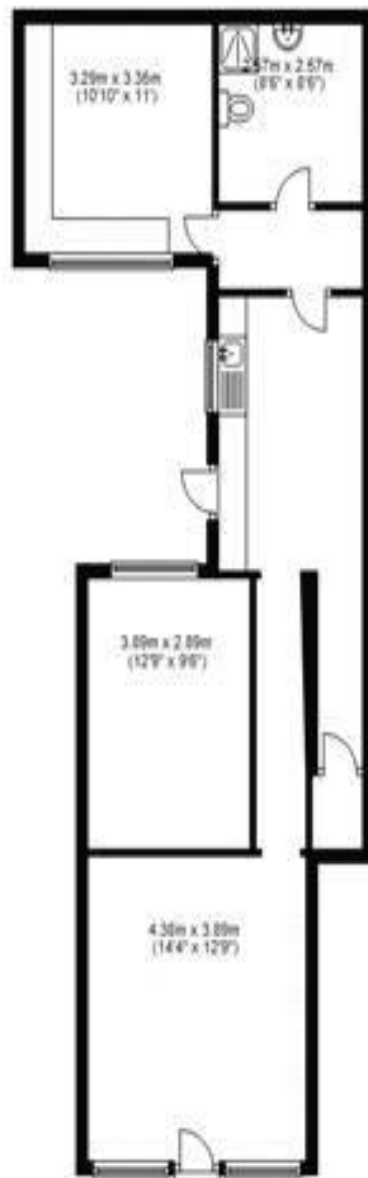
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The Property Ombudsman

Ground Floor



Additional Information

EPC: D
 Tenure: Leasehold

Energy Performance Certificate HM Government

Non-Domestic Building

10, Chesham Road
 SOU 1490H
 SOU 404

Certificate Reference Number:
 0547-3068-0538-0500-1324

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 best benchmarks for this type of building. For more information on how to interpret this information to the certificate document Energy Performance Certificate for the construction, see www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

Energy Rating	Score	CO ₂ Emissions (kgCO ₂ e/m ² /year)
A	0-25	Not over 100
B	26-50	Not over 120
C	51-75	Not over 150
D	76-100	Not over 180
E	101-125	Not over 220
F	126-150	Not over 270
G	Over 150	Not over 330

← **D** 89.83 This is how energy efficient the building is.

Technical Information

Technical Information	Benchmarks
Main heating fuel: Natural Gas Heating and natural ventilation: Heating and natural ventilation Total useful floor area (m ²): 121 Assessment level: 2 Building emission rate (kgCO ₂ e/m ² per year): 118.89 Primary energy use (kWh/m ² per year): 688.12	Benchmark similar to this non-domestic building: 82.45 If newly built 72.55 If typical of the existing stock

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order