

Investment Premises for Sale

Guide Price: £549,950

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Club Premises to West Street & Waverley Street, Southport, PR8 1PG

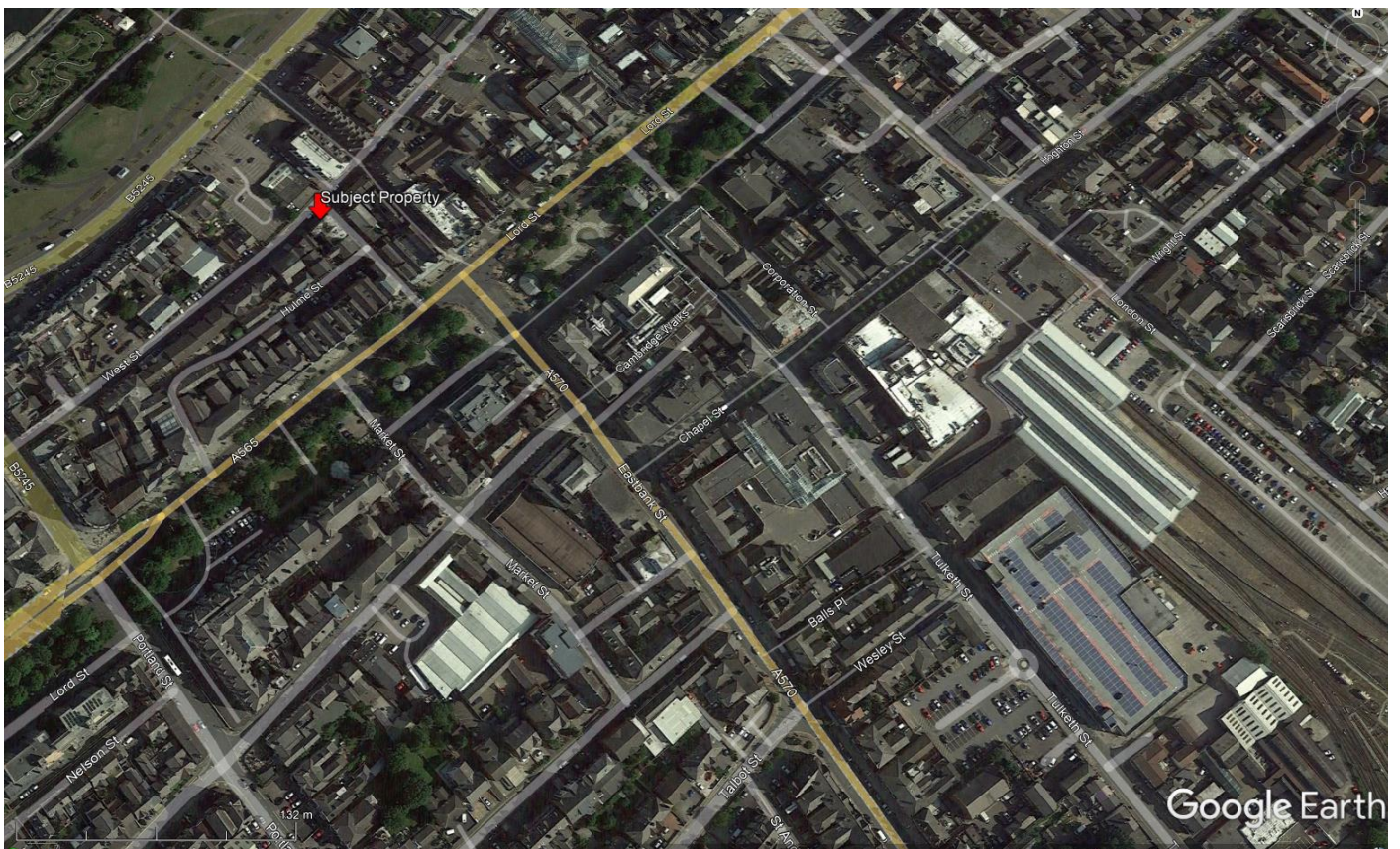
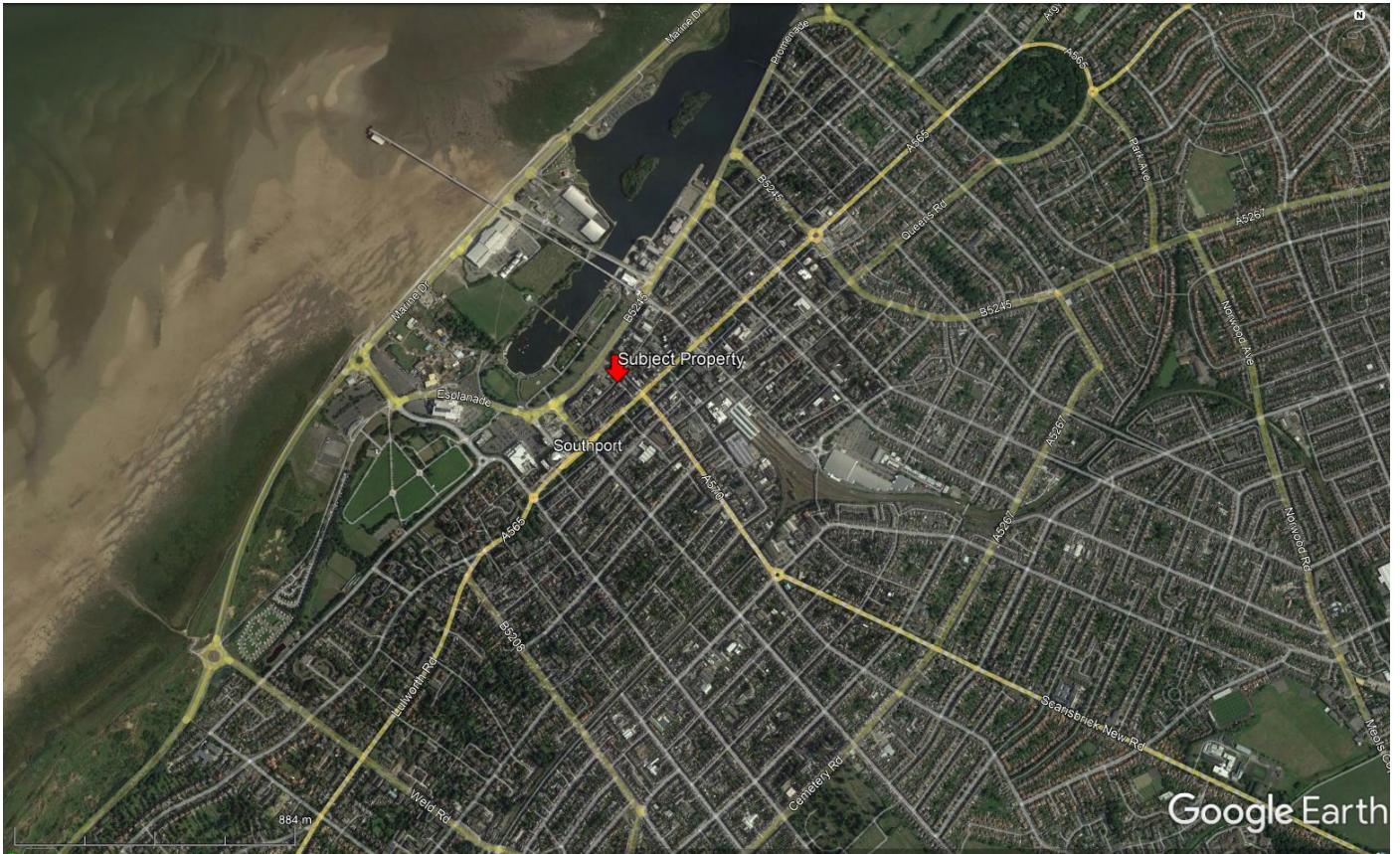


- Investment Opportunity
- Fully Let Town Centre Nightclub Premises, Comprising Of Three Separate Bars/Nightclubs
- Currently Producing £52,000 per annum
- Well Appointed & Rebranded Club Premises Within The Town's Established Bar/Nightclub Circuit
- Approx 6,800 Sq Ft GIA



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Southport, Merseyside, PR9 0PG
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Location: Waverley Street is located just off Lord Street in Southport town centre. The subject properties occupy a collection of buildings with frontage and access from Waverley Street, West Street and Hulme Street.



Description: The property provides 3 nightclub premises constructed over ground and first floors.

Le Moose has its entrance from the corner of West Street and Waverley Street and provides a bar area, raised seating, dance floor and WCs.

Accessed from Waverley Street is the club premises known as Level 1. This provides a ground floor entrance with open plan gaming & bar area to the first floor.

Evogue has access from Hulme Street and provides bar premises over ground floor with dance floor and seating areas.



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VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Tenancies: The property is to be sold subject to and with the benefit of the existing tenancies:

Le Moose

Term: 3 Year lease from 1st March 2023 to 28 February 2026
Rental: £26,000 per annum
Tenant: Alfred Facilities Management Ltd.

Level 1 Limited (Former Koto)

Term: 5 Year lease from 1st March 2021 to 28 February 2026
Rental: £23,400 per annum
Tenant: Alfred Facilities Management Ltd.

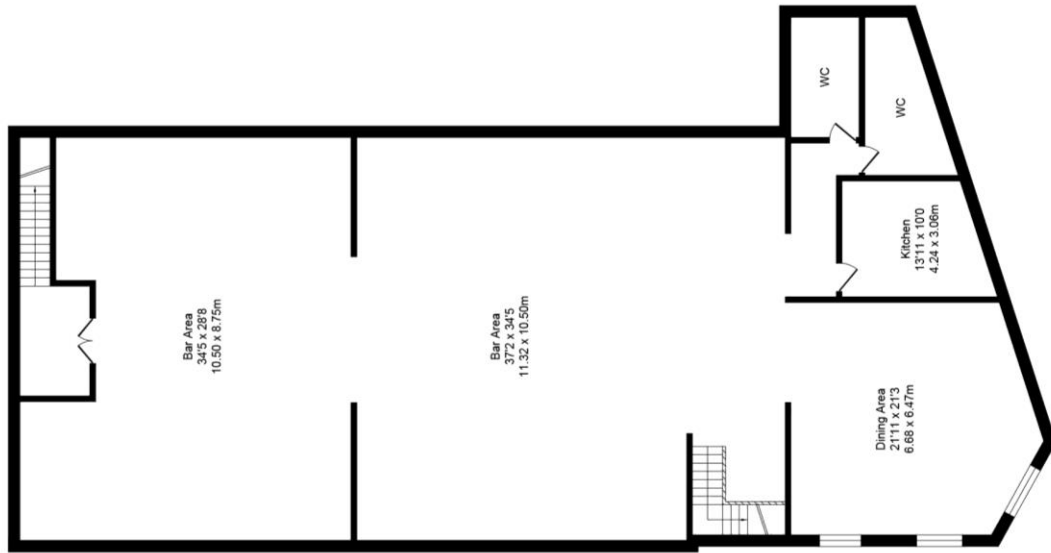
Copies of the leases are available on request.

Please note, we are advised that the Landlord is responsible for the building insurance, which is recoverable from the tenants. We understand the premium is approximately £3,000 per annum.

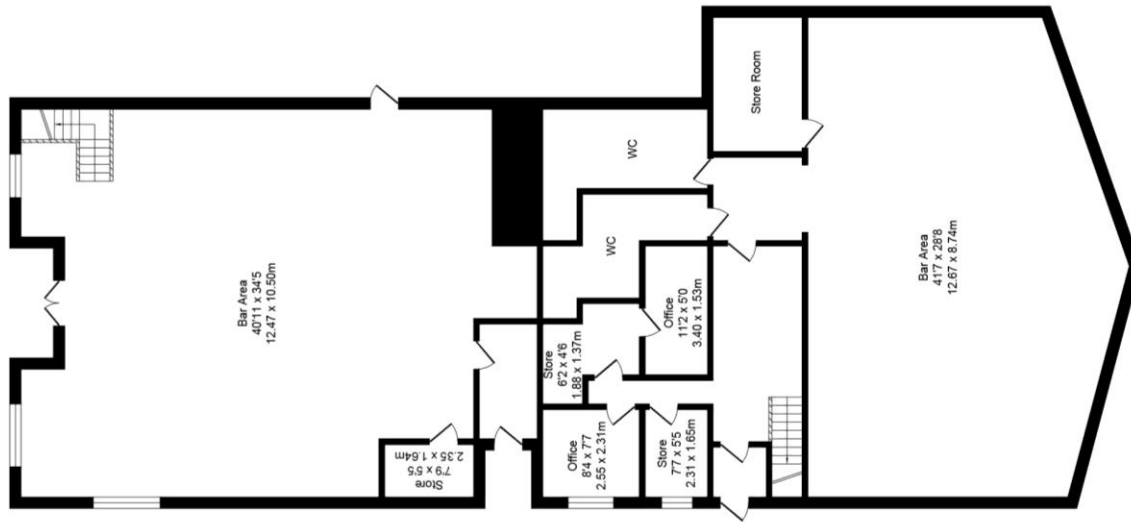
Tenants are responsible for business rates & internal repairs.



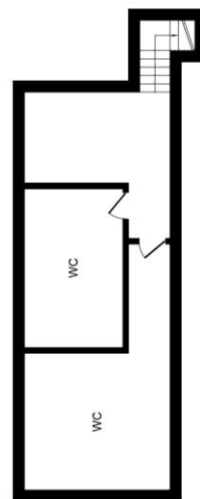
Accommodation: Please note floor plan is not to scale and provided for indicative purposes only.



First Floor
Approx. Floor
Area 3078 Sq.Ft
(286.0 Sq.M.)



Ground Floor
Approx. Floor
Area 3337 Sq.Ft
(310.0 Sq.M.)



Lower Level
Approx. Floor
Area 457 Sq.Ft
(42.5 Sq.M.)

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

Legal: All parties are responsible for their own legal costs.

EPC: A full copy of the EPC & Recommendation Report are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Updated 14 July 2023

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.

