

Mixed Use Investment

Commercial tenant unaffected by the sale

Asking Price: £110,000

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

30 & 30a Eastbank Street, Southport, Merseyside, PR8 1ET

Red line not to scale and provided for indicative purposes only

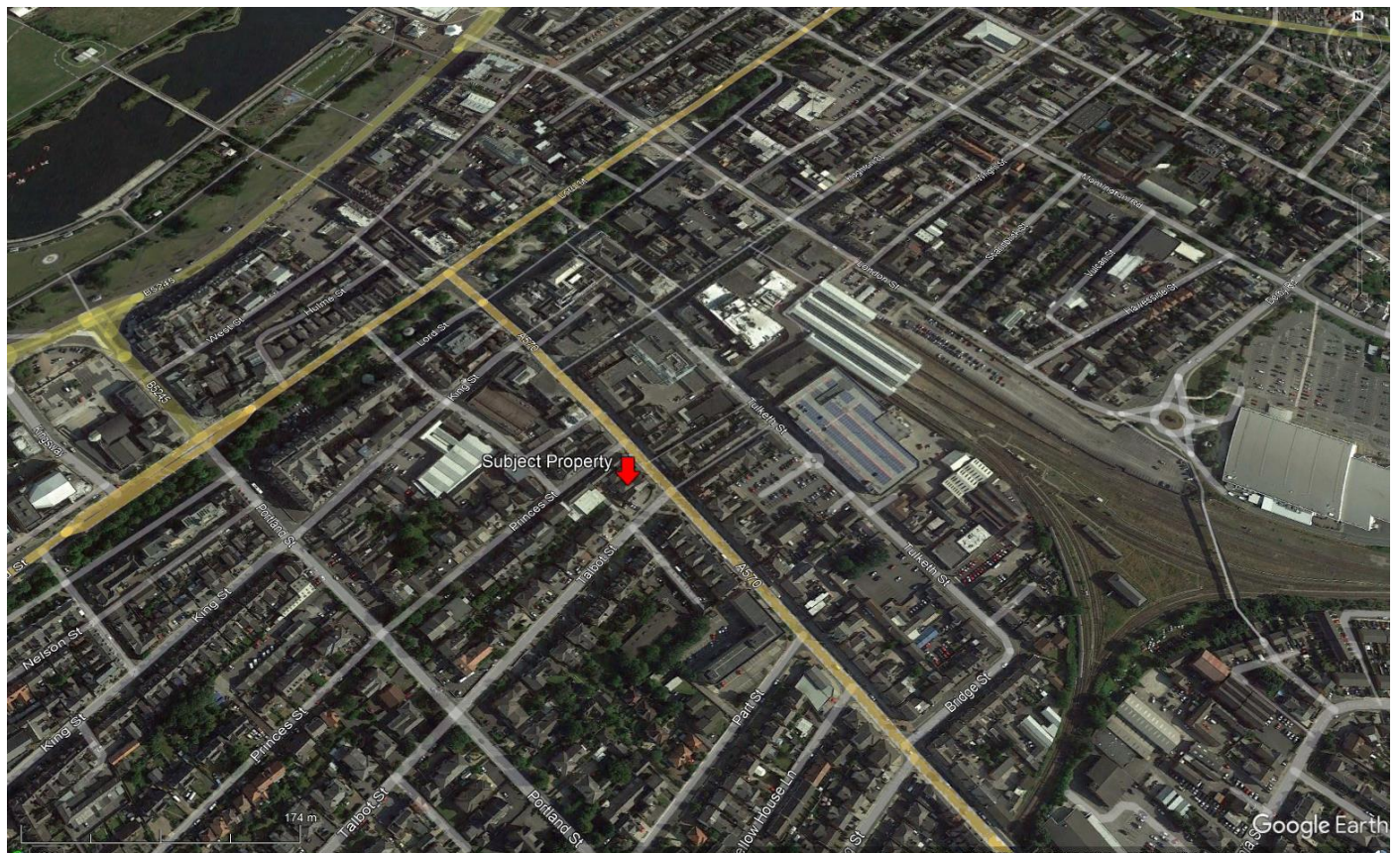
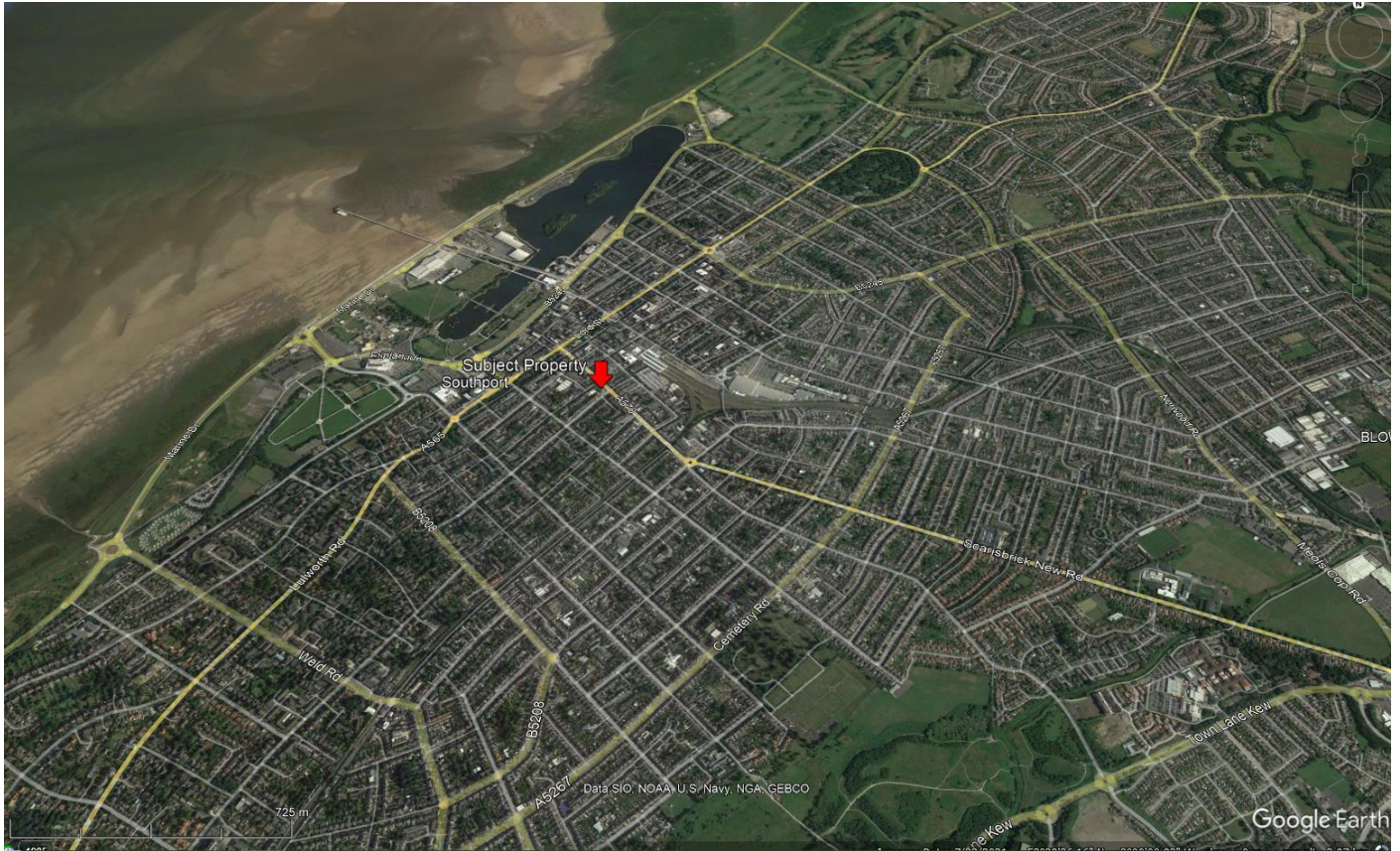


- Mixed used investment opportunity.
- Southport town centre location.
- Well appointed ground floor retail unit (currently producing approx. £4,800 per annum on flexible lease terms).
- Former residential accommodation to upper floors – requires refurbishment.



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Location: The subject premises are located to Eastbank Street, Southport. Eastbank Street is one of Southport town centre's primary retail locations comprising a mixture of independent and national retailers together with restaurants, cafés and hot food takeaways.



Description: Mid terrace property located to a parade of commercial operators.

Ground floor commercial unit with upper floor former residential accommodation requiring extensive refurbishment.

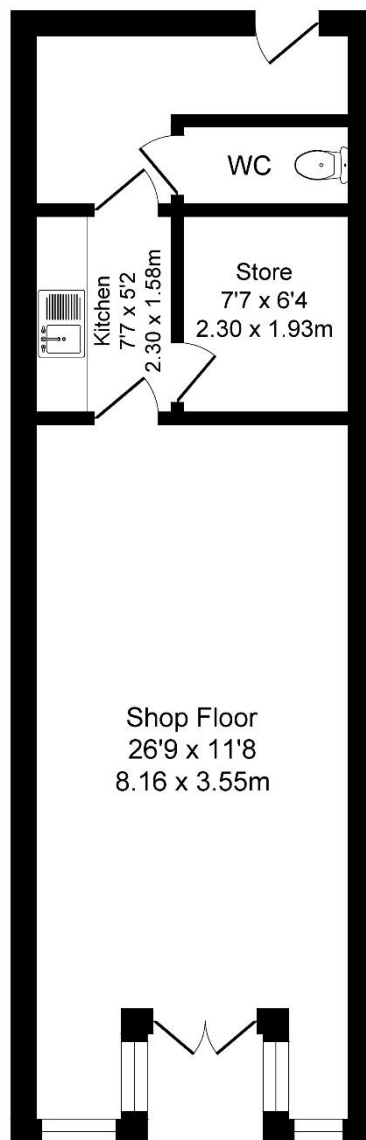
The ground floor provides retail lock up premises currently arranged and occupied as a mobile phone and accessories shop. There is separate access to the upper floor accommodation which, requires extensive refurbishment works. Any viewers of the upper floors will be required to sign an exclusion of liability form, prior to inspection.

We understand the ground floor unit is occupied by way of a flexible term lease, achieving approximately £4,800 per annum (£400 pcm).



Accommodation: Floor plan not to scale and for indicative purposes only.

Floor plan below - ground floor unit only.



Asking Price: £110,000, subject to contract.

Terms: The property will be sold subject to the following:

30 Eastbank Street, Ground Floor Retail Unit: We understand the ground floor tenant is occupying on a flexible basis on a rent equivalent to £4,800 per annum (£400.00 pcm).

30a Eastbank Street (upper floors): We understand the accommodation will be sold with vacant possession, no works will be done by the vendor and the property will be sold as seen.

Tenure: We understand the property is held freehold / long leasehold – pending written verification.

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.

VAT: We understand VAT will not be applicable to the purchase price.

Legal: Each party will be responsible for their own legal fees.

Business Rates: Business Rates: From our investigations of the VOA we are advised the rateable value effective from 1 April 2017 is £6,700 and from April 2023 £6,500.

Council Tax: We understand the residential accommodation is banded 'A' for Council Tax purposes.

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 28 March 2024

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.

Photographs Vacant upper floors.

