

FOR SALE

**Well Appointed Former Hotel
with HMO Licence for 6 People
and Owner's Accommodation**

**Existing Tenants Unaffected by
the Sale**

Guide Price: £450,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

110 Leyland Road, Southport, Merseyside PR9 0JG



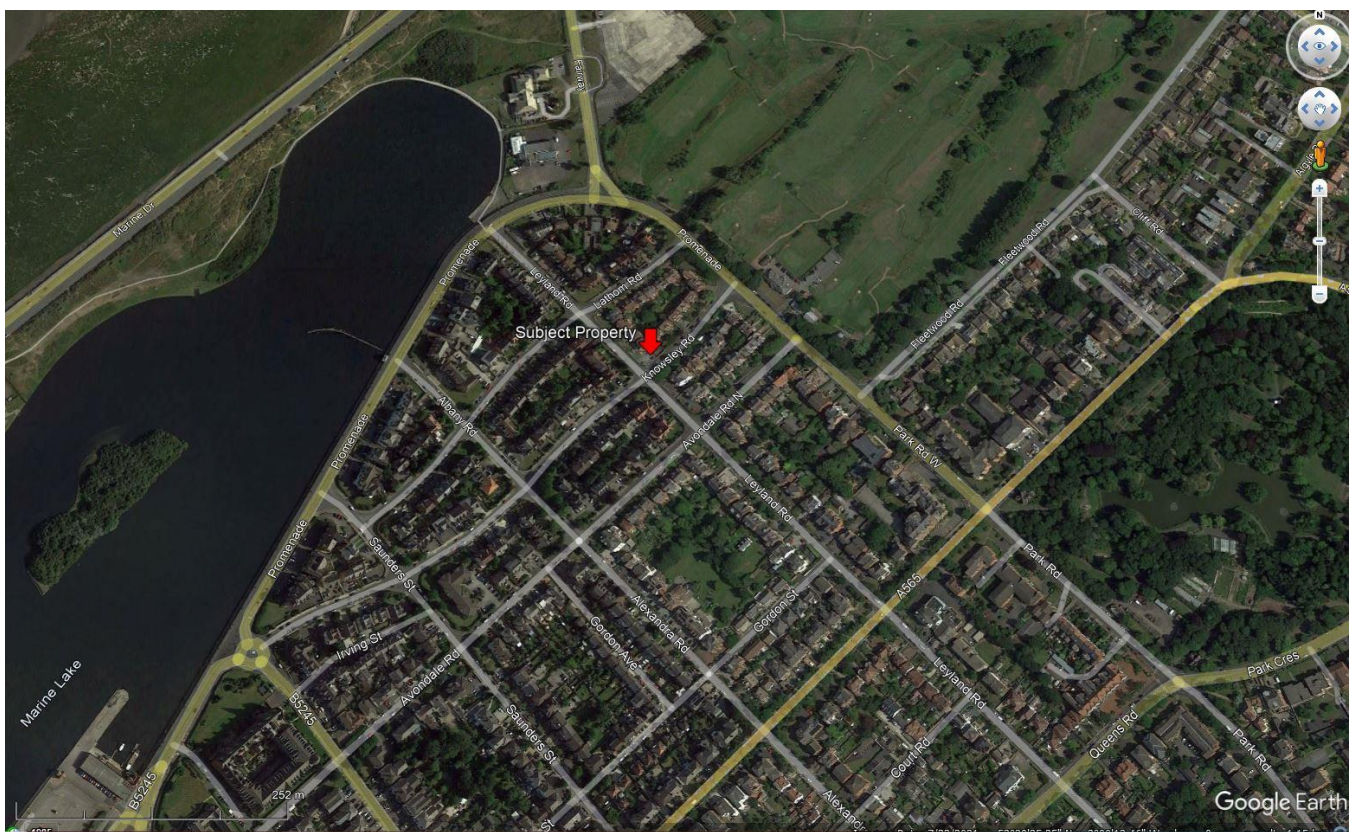
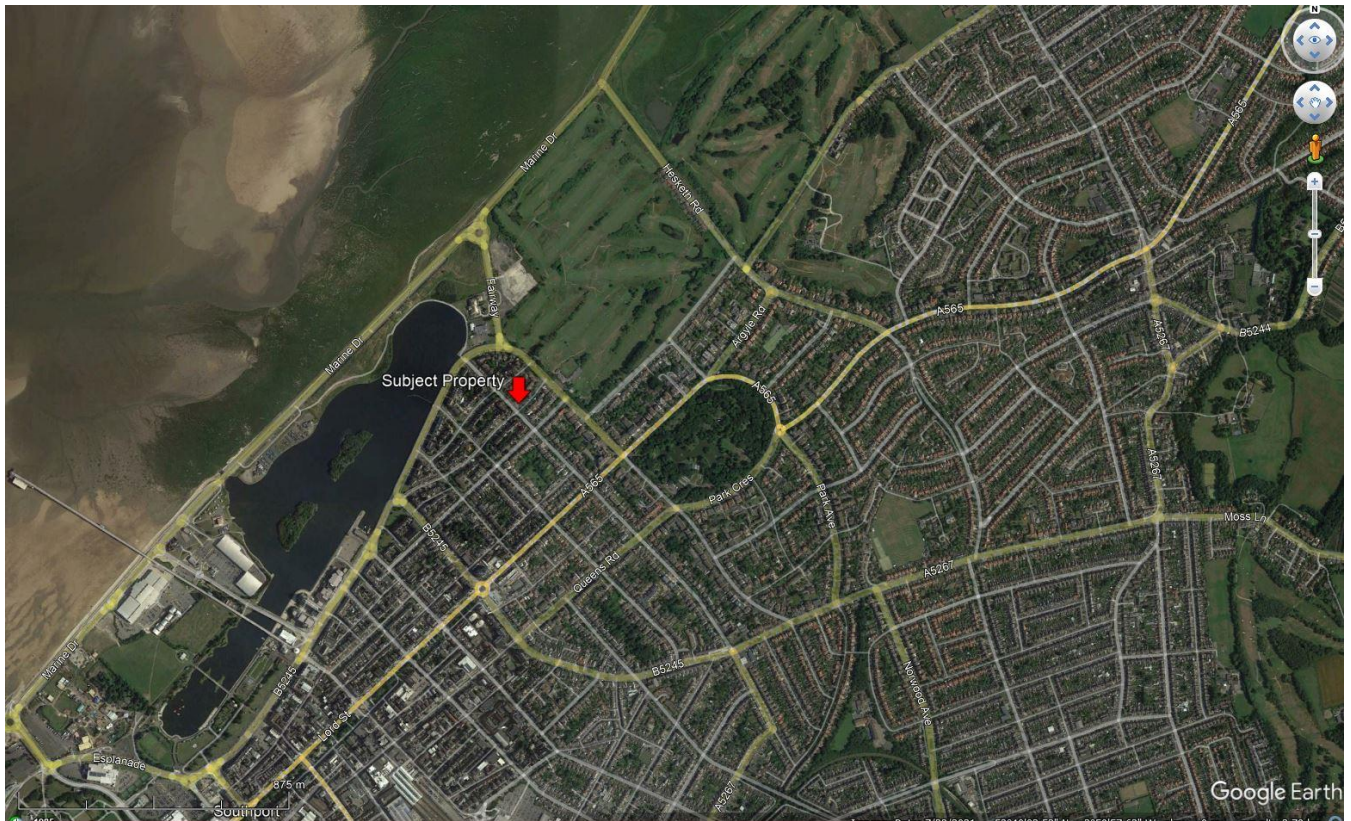
- **Substantial detached property on corner plot.**
- **HMO licence for 6 people, together with well appointed owner's accommodation, extending to approximately 4690 square feet.**
- **Currently producing approximately £35,360 per annum - HMO accommodation only.**
- **Well Maintained and Good Condition Throughout.**
- **No VAT on purchase price.**



**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The subject property can be found on Leyland Road, close to its junction with Knowsley Road. Leyland Road is an established residential location situated close to the town's Marine Lake and the retail amenities and transport links within walking distance away, within Southport Town Centre. Southport is within the metropolitan borough of Sefton and is located on the Irish Sea coast, approximately 17 miles north of Liverpool and 15 miles south of Preston.

Please refer to our aerial image for identification purposes only.



Description: The property is a substantial four storey building with separate annex, together with many ornate and decorative architectural features, which has historically been used as a hotel, with associated owner's accommodation.

We understand the property previously traded as 'The Gables Hotel', but now has a HMO licence for six people plus owners accommodation with associated property documentation available upon request

Externally, the property benefits from plentiful parking and rear outside paved area.





Accommodation: We understand the property provides a net internal area of approximately 4,690 square feet.

Floor plan below, not to scale and provided for indicative purposes only.

The owner currently occupies lower and ground floor. The letting rooms are to the first and second floor.



Lower Floor
 Approx. Floor Area 1000 Sq.Ft (92.9 Sq.M.)

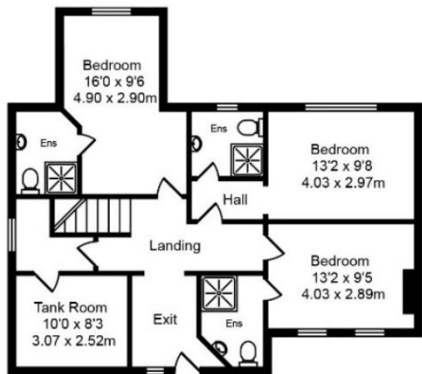
Ground Floor
 Approx. Floor Area 1614 Sq.Ft (150.0 Sq.M.)



Annex
 Approx. Floor Area 128 Sq.Ft (11.9 Sq.M.)



First Floor
 Approx. Floor Area 1095 Sq.Ft (101.7 Sq.M.)



Second Floor
 Approx. Floor Area 853 Sq.Ft (79.2 Sq.M.)

Tenancies: The three rooms to the first floor are currently producing approximately £120.00 per week and the rooms to the second floor produce approximately £100.00 per week (two rooms) and one of the smaller rooms at £110.00 per week. We understand this is all inclusive of utility costs and council tax.

In total the rentals achieve approximately £35,360 per annum.

The existing tenants are unaffected by the sale.

Tenure: We are advised freehold - pending written verification.

Guide Price: £450,000.

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.

Council Tax: The property is listed as having a Council Tax banding of 'E'.

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 Prepared 16 January 2023

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