

FOR SALE

Mixed Use Investment Property

Guide Price: £399,950

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

62-64 Eastbank Street, Southport, Merseyside PR8 6TH



- Well Appointed Two Storey Retail Unit Producing £22,000 per annum
- Two Upper Floor Flats Above Producing £13,200 per annum
- Fully Let and Producing £35,200 per annum
- Southport Town Centre
- Existing Tenants Unaffected by the Sale



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Location: The subject premises are a prominent double fronted two storey retail unit to Eastbank Street within Southport Town Centre. Eastbank Street is a major thoroughfare into Southport Town Centre from the East and is home to a mixture of national and local retailers, office occupiers and restaurants, including a nearby Tesco Express at the junction of Talbot Street and Eastbank Street.

Description: The subject property is a double fronted two storey showroom/retail accommodation over ground and first floors, together with two residential flats to the second floor, accessible separately from the rear via a joint main entrance.



Accommodation: Floor plans below – not to scale/approximate floor areas (GIA) provided for indicative purposes only.

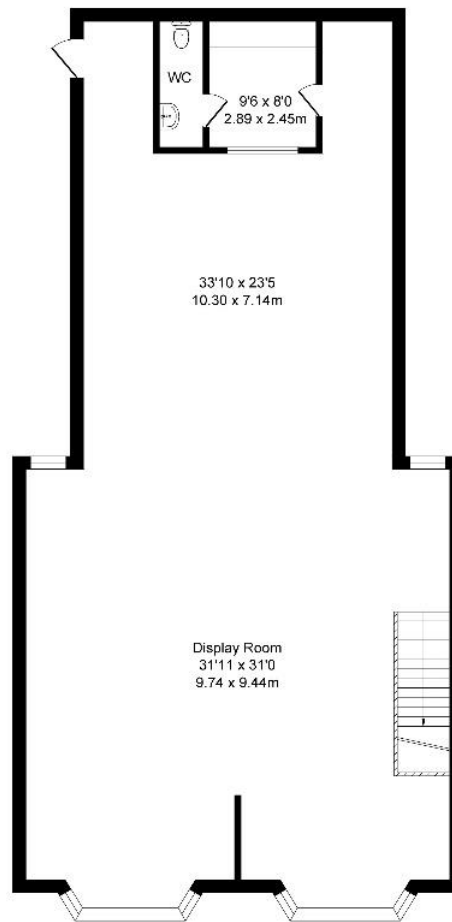
Commercial Unit

Eastbank Street
Total Approx. Floor Area 4465 Sq.ft. (414.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 2652 Sq.Ft (246.4 Sq.M.)

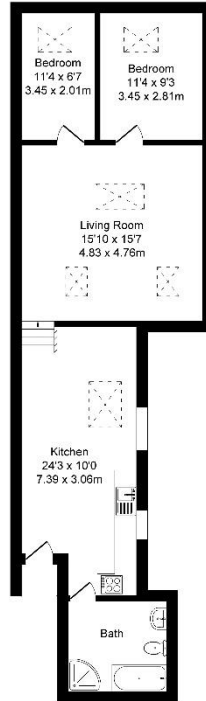


First Floor
Approx. Floor Area 1813 Sq.Ft (168.4 Sq.M.)

Flat 62a

Eastbank Street A Total Approx. Floor Area 769 Sq.ft. (71.4 Sq.M.)

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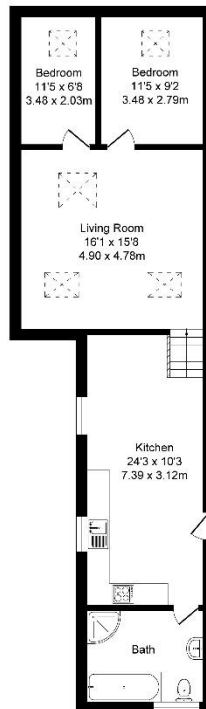


Approx. Floor
Area 769 Sq Ft
(71.4 Sq.M.)

Flat 64a

Eastbank Street B Total Approx. Floor Area 802 Sq.ft. (74.5 Sq.M.)

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Approx. Floor
Area 802 Sq Ft
(74.5 Sq.M.)

Tenancies: The retail unit is let by way of a commercial lease dated October 2020 for an initial term of 5 years with 5 yearly rent reviews thereafter, at a rental of £22,000 per annum plus VAT, payable in monthly instalments. A copy of this lease is available upon request.

Flat 62a is let by way of an Assured Shorthold Tenancy agreement at a rental of £575 per month (£6,900 per annum). Initial term of 6 months from 1st November 2022.

Flat 64a is let by way of an Assured Shorthold Tenancy agreement at a rental of £525 per month (£6,300 per annum). Initial term of 6 months from 1st November 2022.

All tenants are wholly unaffected by this proposed sale.

Tenure: We understand the property is held Freehold.

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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 the property is not subject to VAT.

Legal: All parties will be responsible for their own legal costs.

Business Rates: From our investigations of the Valuation Office Agency we are advised the retail premises are listed under the current (2017) ratings with a Rateable Value of £18,000. (£18,500 from 1st April 2023).

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 03 April 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.

