

FOR SALE

Mixed Use Part Let Investment
Property

Asking Price: £185,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

88, 88a & 88b Sussex Road, Southport, Merseyside, PR9 0SL



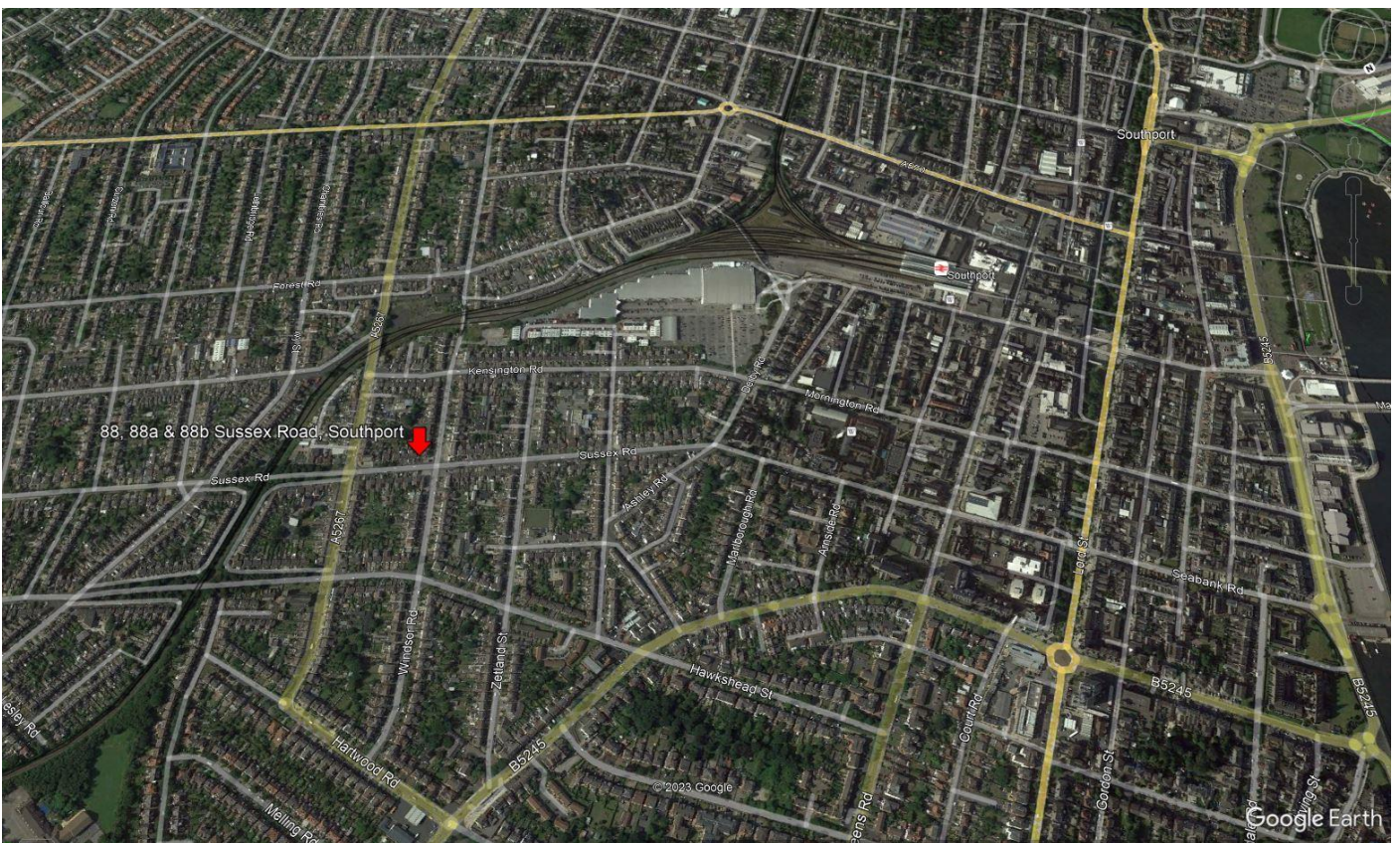
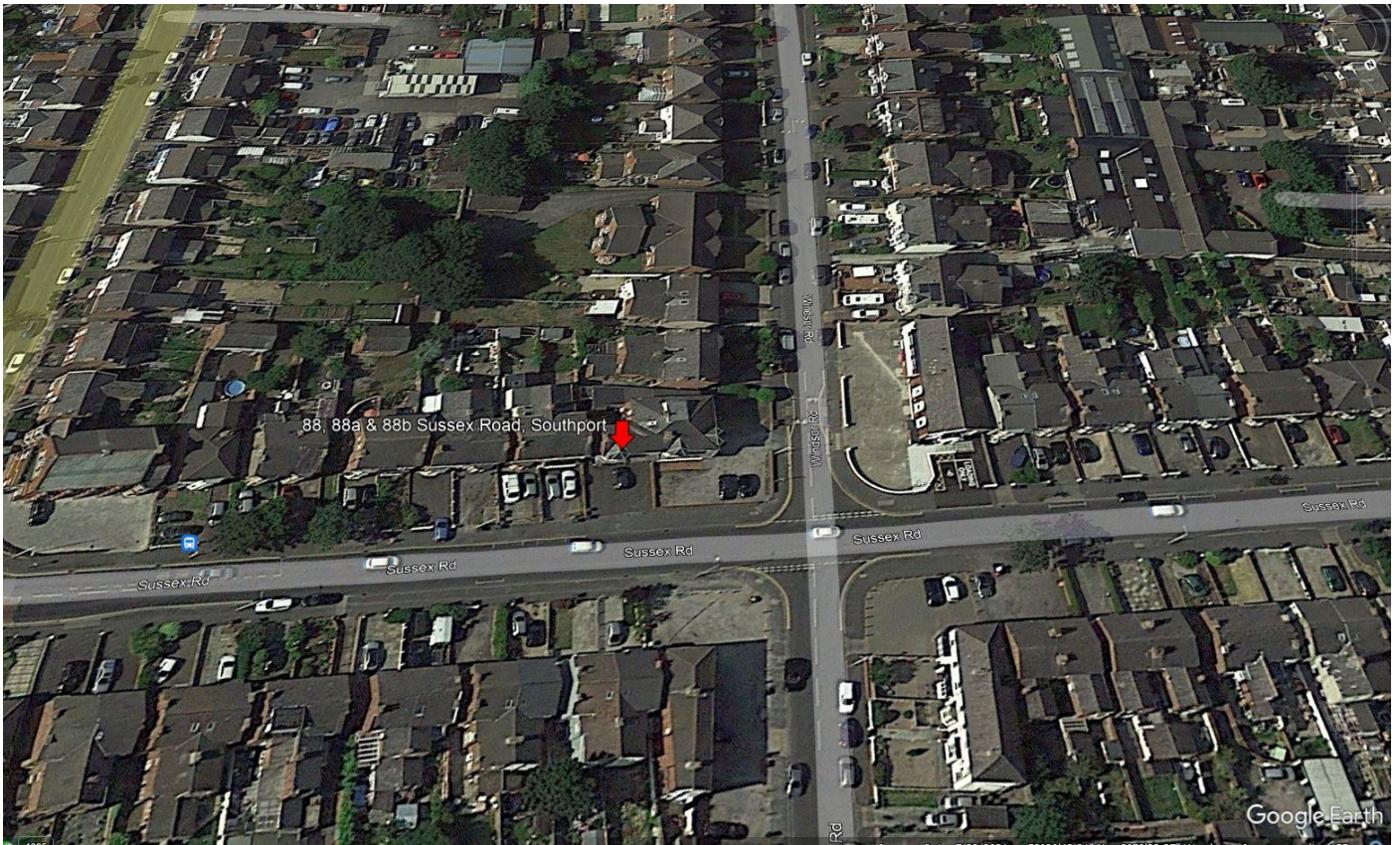
- **Substantial Mixed Use Property Comprising of Two Ground Floor Retail Units Producing £250.00 Per Month and £335.00 Per Month (Approx Total £7,020 Per Annum).**
- **Vacant First Floor Two-Bedroom Flat - Estimated Rental £600.00 Per Calendar Month.**
- **Parking Area To Front.**
- **No VAT on Purchase.**



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
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Location: The subject property can be found to Sussex Road, which in turn connects to St Luke's Road and also Houghton Street approximately 250 metres away within Southport Town Centre.

The subject property is identified by our aerial image below.

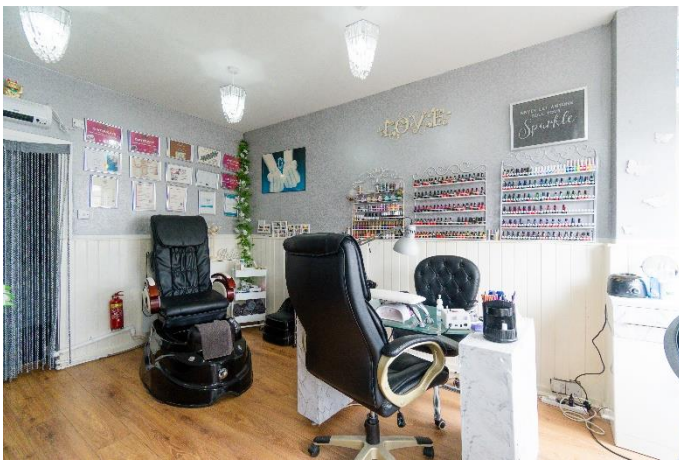


Description: The property comprises of a substantial semi-detached mixed use part-let investment opportunity.

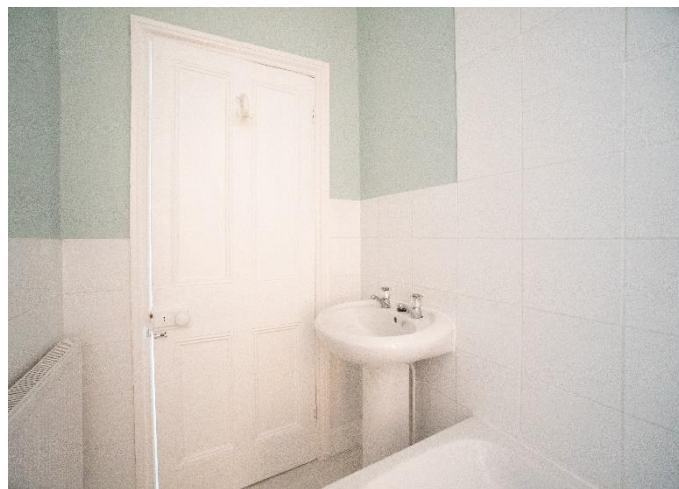
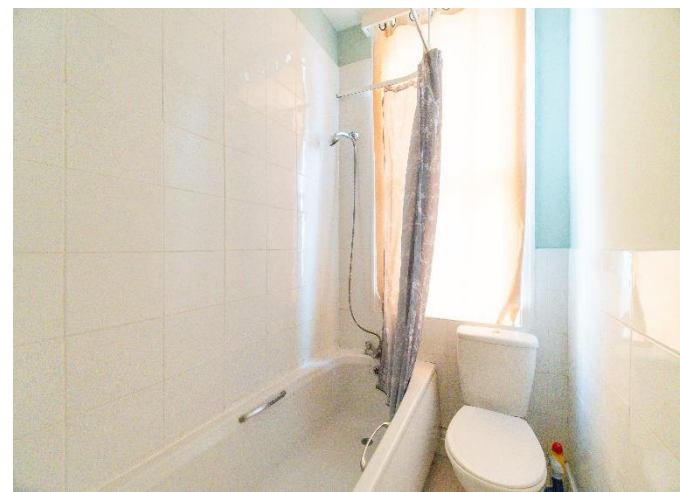
From Sussex Road, there is a large tarmac area to the front and two self-contained ground floor retail units, each with shopfronts and glazed pedestrian doors with fascia signage above onto Sussex Road. We understand these retail units are separately connected for water and electricity, and separately assessed for business rates - see overleaf. Most occupiers, subject to meeting the typical criteria would be exempt for the payment of business rates.

One retail unit trades as an ironing shop and currently pays £250.00 per calendar month (i.e., £3,000 per annum). 88B is let on a similar informal basis to a nail bar occupier at £335.00 per calendar month (i.e., £4,020 per annum).

On the ground floor, there is a dedicated entrance door and ground floor hall leading to the residential accommodation, which has a dining kitchen to the ground floor, together with stairs leading to the first floor two bedrooms, bathroom and lounge. We understand the residential apartment could achieve in the region of £600.00 per calendar month if let on an Assured Shorthold Tenancy Agreement but is currently offered with vacant possession.







Tenure: Long leasehold – 999 years from 1896, subject to an original ground rent of £4.84 per annum.

Asking Price: £185,000.

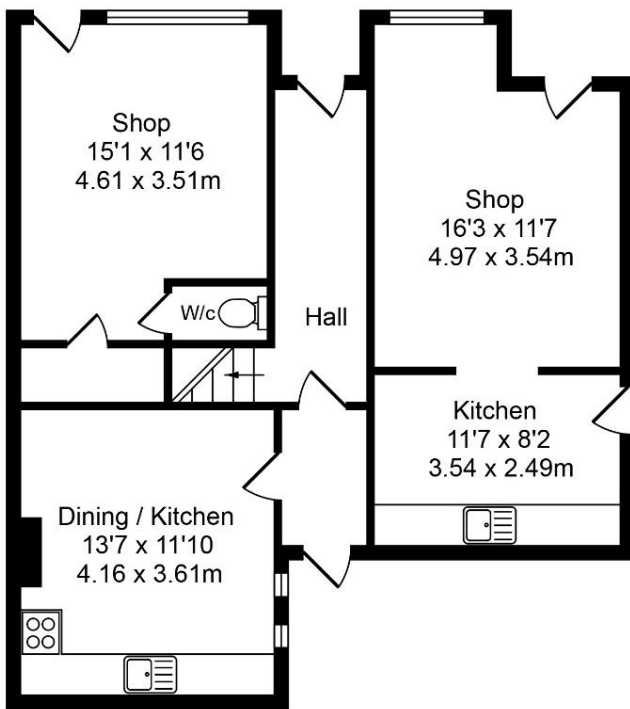
VAT: We understand VAT will not apply to the rentals or the purchase price.

Legal: Each party would be responsible for their own legal costs incurred in the sale.

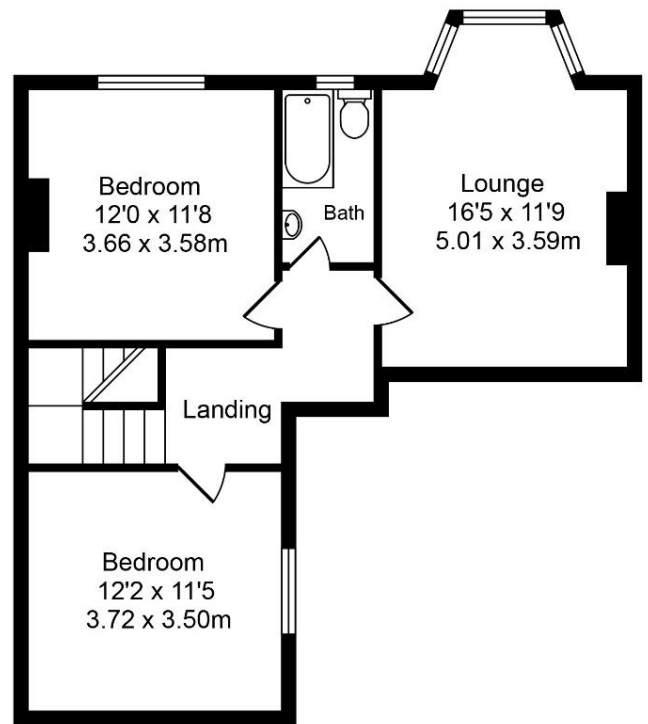
Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

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

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor



First Floor

Council Tax/ Business Rates: 88A is listed with a Rateable Value of £2500.

88B is listed with a Rateable Value of £2800.

The first floor flat, 88, has a council tax band of A.

EPC: Copies of the EPCs are available on request.

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

Details Prepared 03 May 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.