

FOR SALE

Commercial Investment

Existing Tenant Unaffected by Sale

Asking Price: £400,000

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

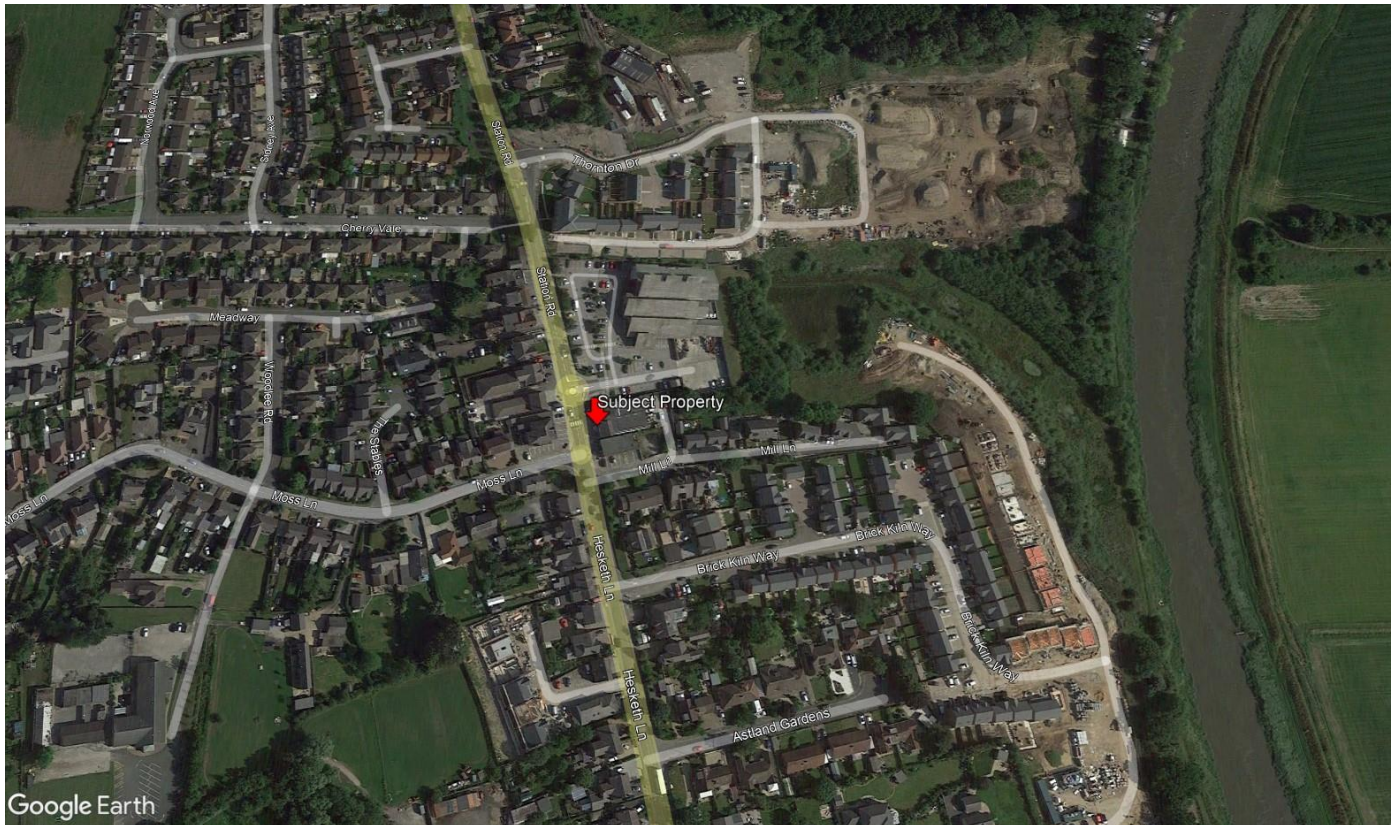
4-6 Station Road, Hesketh Bank, Lancashire, PR4 6SN



- **Retail Investment in Hesketh Bank.**
- **Existing Tenant Wholly Unaffected by Sale.**
- **10 Year Lease from February 2022 to an Established Carpet Shop Retailer.**
- **Passing Rent Approximately £30,000 years 1-4, increasing to £32,500 for the following 3 years and £35,000 for the remainder 3 years.**
- **Approximately 1,994 sq ft NIA.**
- **Freehold.**

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

Location: The subject property is situated within an established local parade of mixed retail outlets in the village of Hesketh Bank. Hesketh Bank is a small semi-rural village northeast of Southport Town Centre and immediately adjacent to the larger village of Tarleton.



Description: The subject property comprises of a ground floor retail unit with the main shop area to the front, with a storage area leading to a wash room, WC and kitchen to the rear.

Externally the property has a substantial frontage to the village, with parking spaces to the front of the unit.

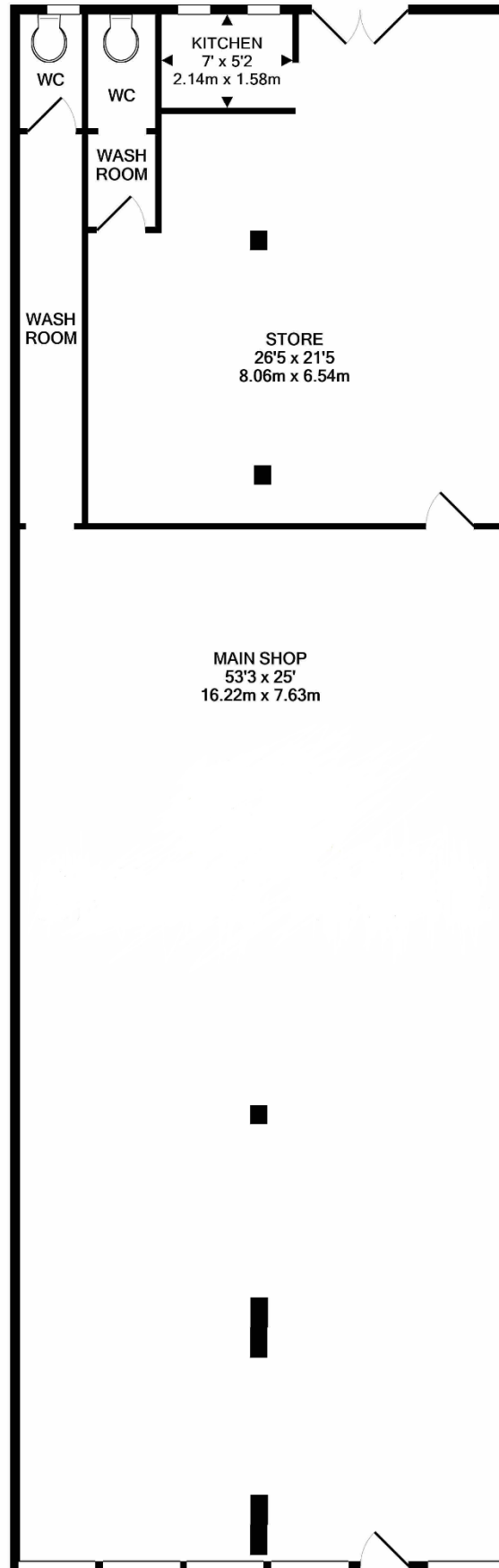
The property is to be sold subject to and with the benefit of the existing occupational lease and tenant, who is wholly unaffected by the sale, who in turn occupies by way of a 10-year lease from 1st February 2022 with no option to break. A personal guarantor has been provided. It is understood the passing rent is approximately £30,000 for years 1-4, increasing to £32,500 for the following 3 years and £35,000 for the remainder 3 years.

Further lease details available on application.



Accommodation: We understand the unit extends to approximately 1,994 square feet NIA.

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





Terms: The property is to be sold subject to and with the benefit of the existing occupational lease and tenant, who is wholly unaffected by the sale, who in turn occupies by way of a 10-year lease from 1st February 2022 with no option to break. It is understood the passing is approximately £30,000 for years 1-4, increasing to £32,500 for the following 3 years and £35,000 for the remainder 3 years.

Tenure: We are advised the property is held Freehold – pending written verification.

Asking Price: £400,000, subject to contract.

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

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

Business Rates: It is understood the property has a current rateable value (1 April 2023) of £17,750.

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 10 August 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.

