

FOR SALE (May Let)

Ground Floor Retail Unit with Self-Contained Offices to Upper Floors

Asking Price £235,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

6 London Street, Southport, Merseyside PR9 0UE

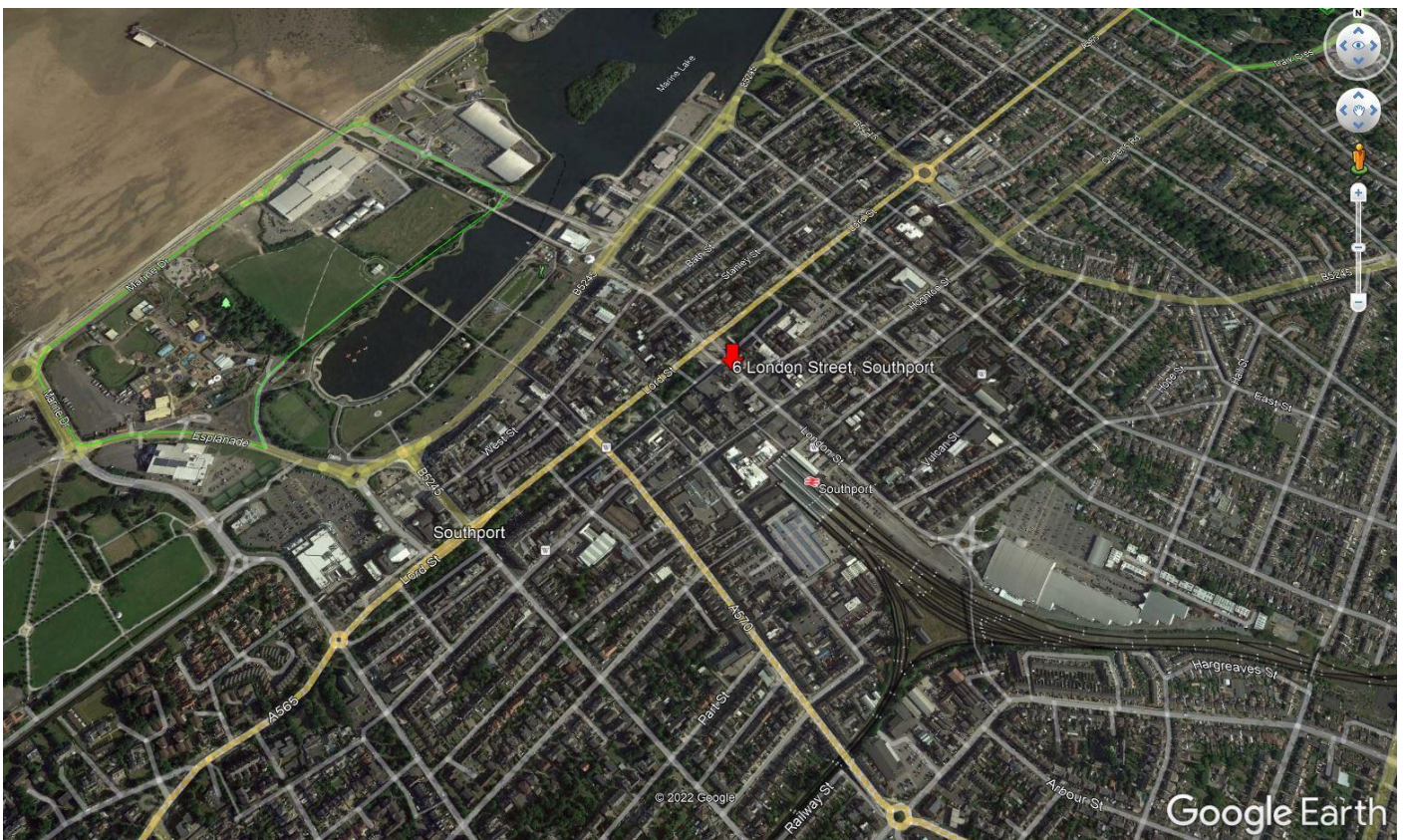
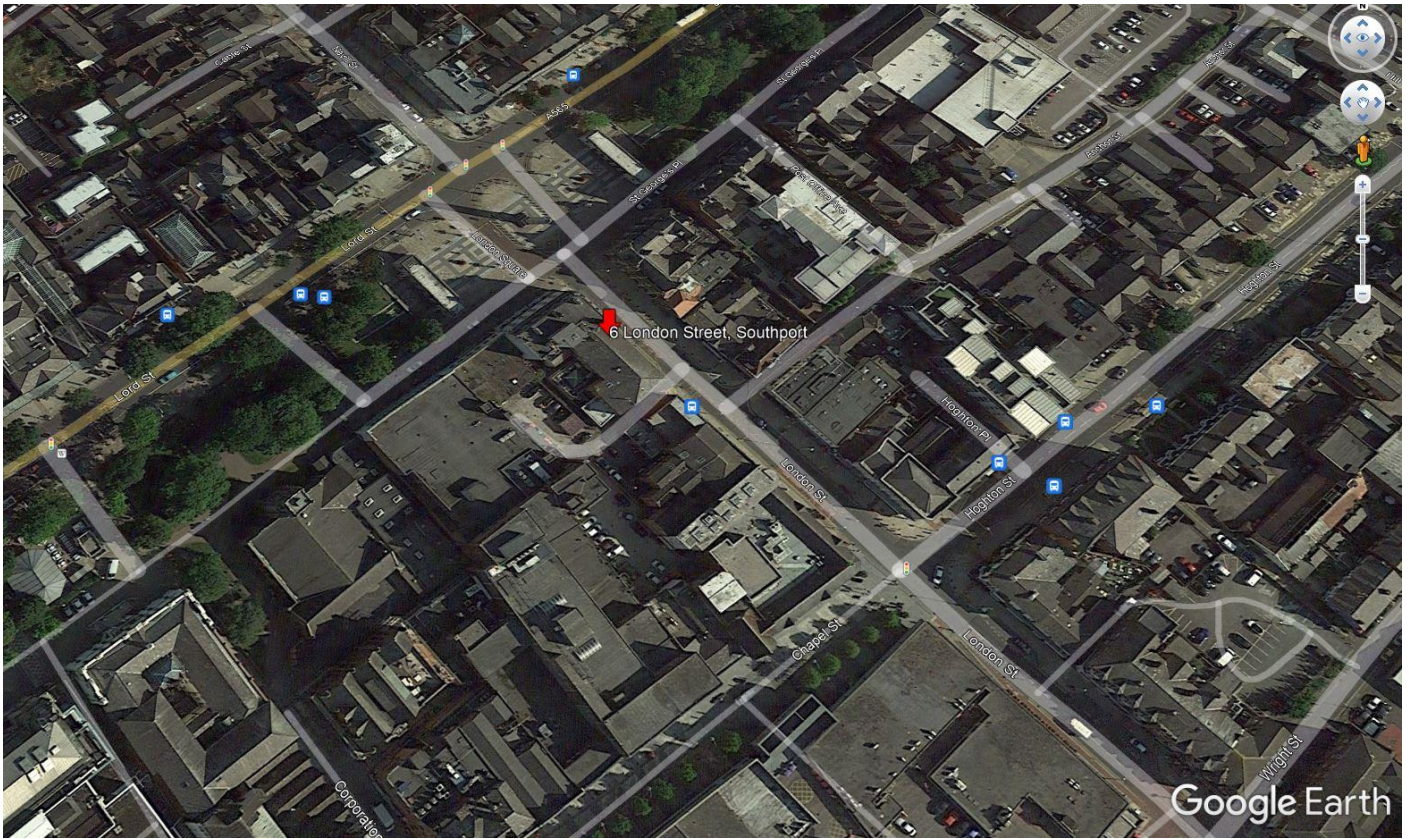


- Retail and Separate self contained Offices – Offered with vacant possession.
- Ground floor retail unit extending to approximately 660 square feet (also available To Let at £13,950 per annum).
- Self-contained first floor offices extending to 1,179 square feet (available To Let at £8,500 per annum).
- Upper floors also offering scope for residential conversion subject to the necessary consents.
- Prominent position adjacent to Lord Street in Southport Town Centre.
- No VAT on purchase price.



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

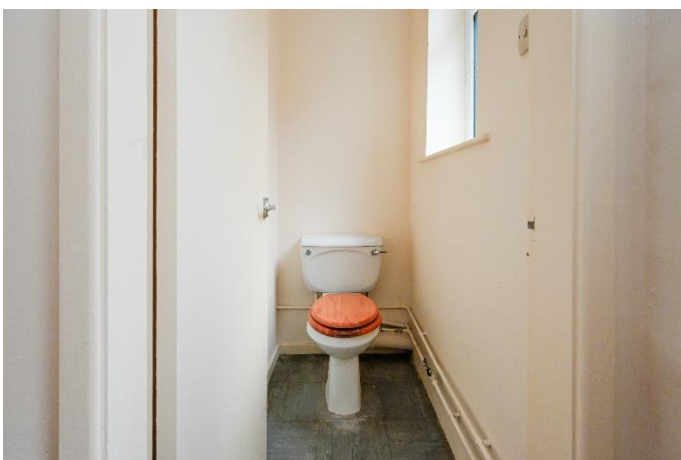
Location: London Street is a busy pedestrian route for those from Chapel Street or the nearby train station travelling through to the Lord Street, which London Street connects to. In the immediate location, there are a number of building societies & banks, bookmakers, as well as local retail operators. The subject property is positioned immediately adjacent to Prezzo Pizzeria national restaurant chain, which is located at the junction of London Street and Lord Street.



Description: Internally, the ground floor self-contained retail unit has a large glazed frontage with adjacent glazed pedestrian door and substantial fascia signage above. Internally the property provides a predominantly rectangular and open plan retail trading area, with suspended ceiling and rear WC accommodation. The retail property is also available To Let at £13,950 per annum.

The property also has independent access to self-contained first and second floor suite offices off London Street, providing approximately 1,179 square feet (Net Internal Area). Available To Let at £8,500 per annum or alternatively, offering scope for residential conversion, subject to the necessary consents.

Ground Floor Retail Unit



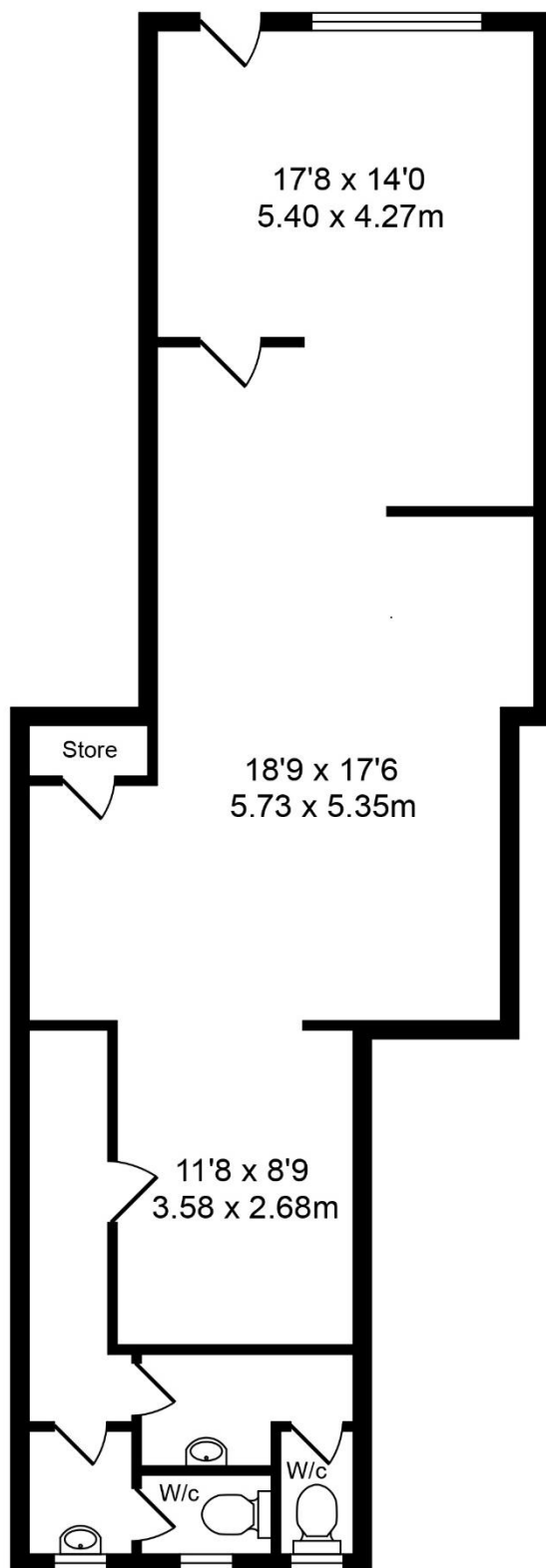


First & Second Floor Office



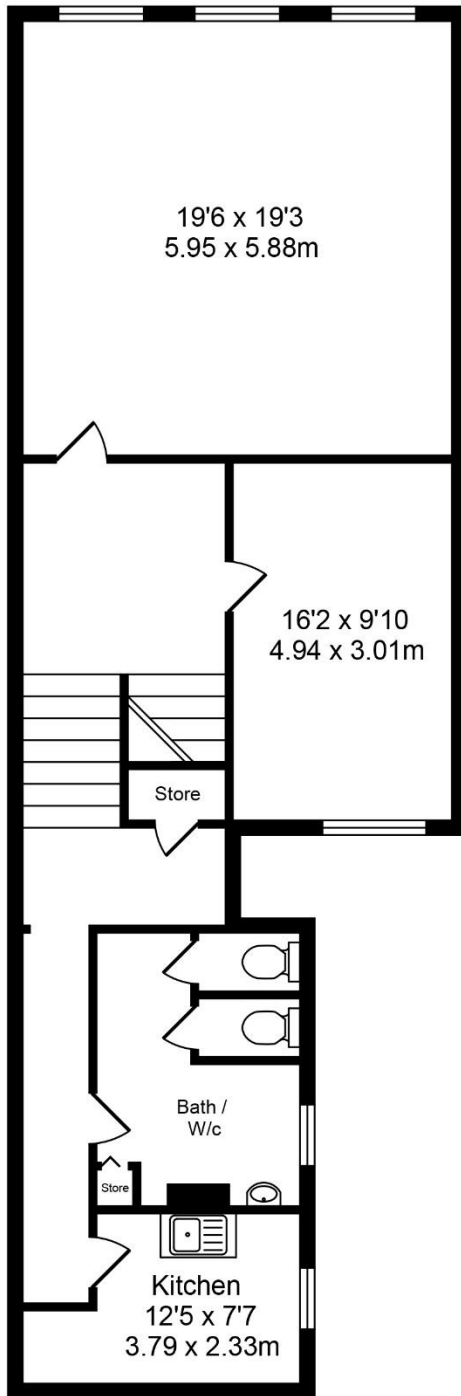
Accommodation: Ground floor retail approximately 660 square feet NIA.

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



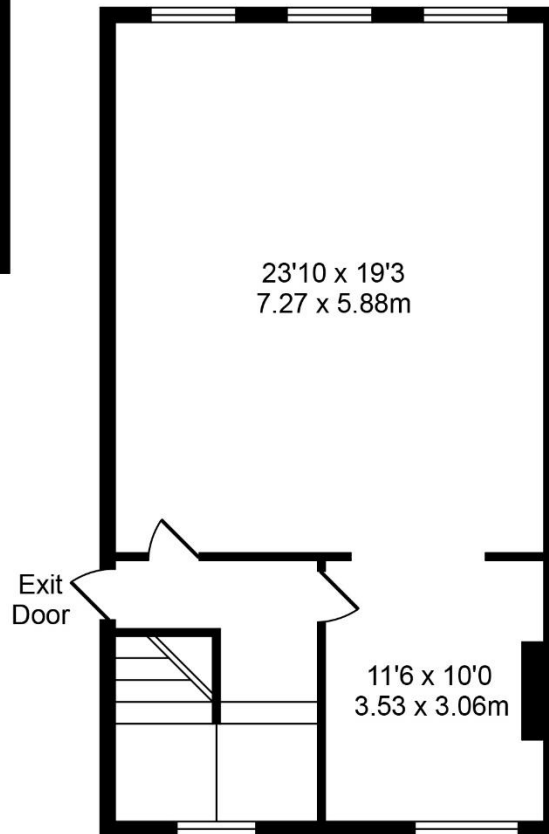
First and Second floor offices approximately 1,179 square feet NIA.

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



First Floor

Approx. Floor
Area 991 Sq.Ft
(92.1 Sq.M.)



Second Floor

Approx. Floor
Area 693 Sq.Ft
(64.4 Sq.M.)



Asking Price: £235,000.

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

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

Legal: Each party is to be responsible for their own legal costs.

Business Rates: The ground floor retail unit has a Rateable Value of £9,400.

The upper floor offices have a separate Rateable Value of £7,600.

EPC: A full copy of the EPC's & Recommendation Reports are available on request.

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

Details Prepared 14 November 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.