

**FOR SALE: £499,950**

**Fully Let Investment Property**

**(Tenants Unaffected by the Sale)**

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**87-89 Liverpool Road South, Maghull, Merseyside, L31 7AD**



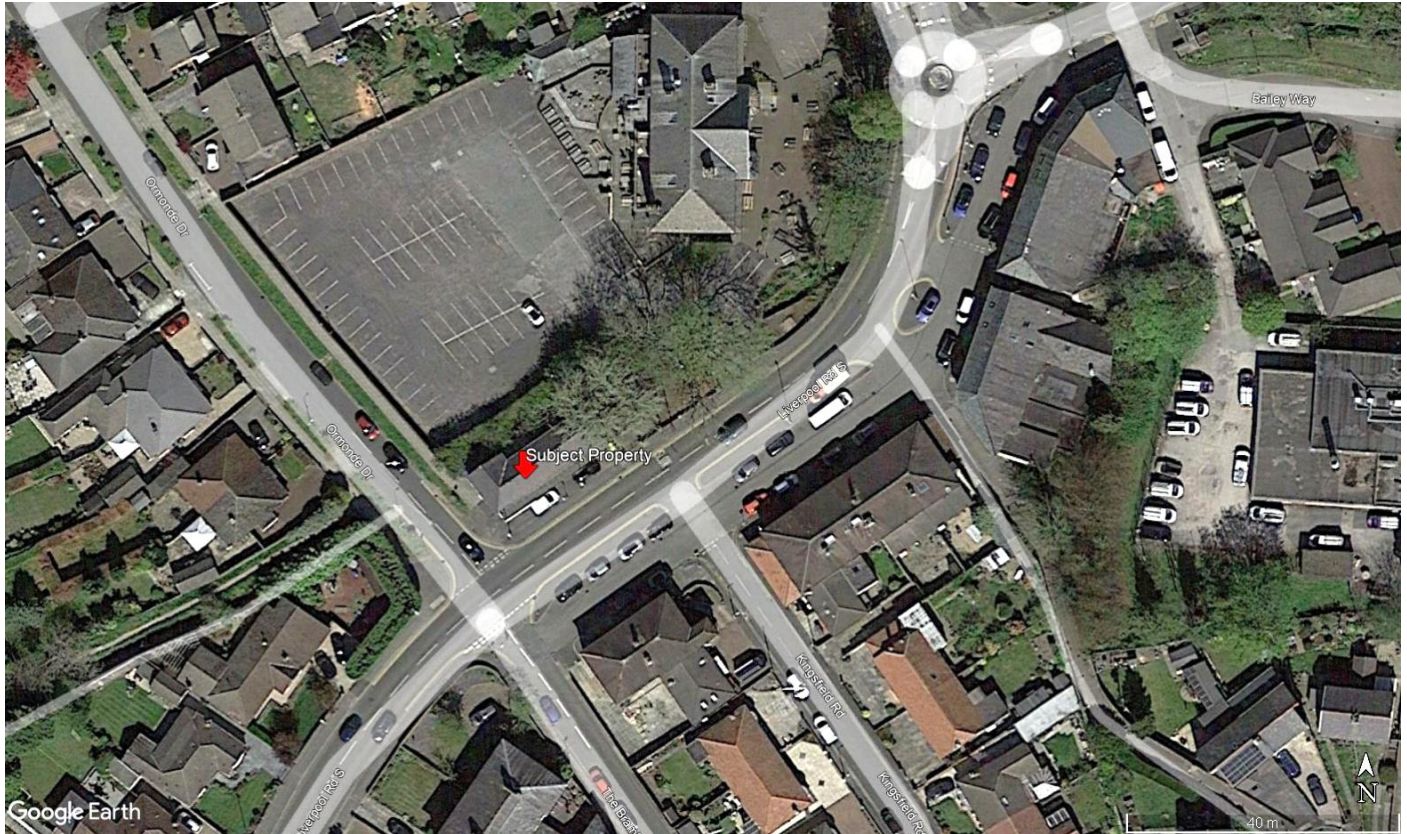
- **Fully Let Investment Opportunity**
- **Substantial Detached Property**
- **Sold Subject to/with the Benefit of the Commercial Tenants**
- **Ground Floor Self-Contained Pharmacy**
- **Part Ground Floor & First floor Hair Salon**
- **Prominent position to Liverpool Road South**
- **Total Rent Passing £32,000 per annum exclusive**



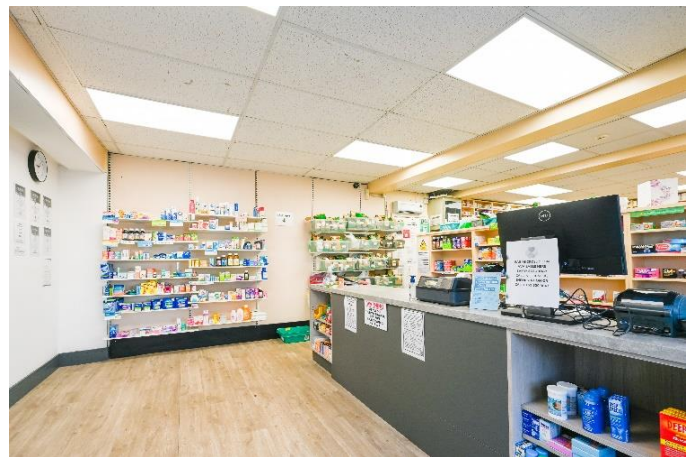
**Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
Telephone: 01704 500345  
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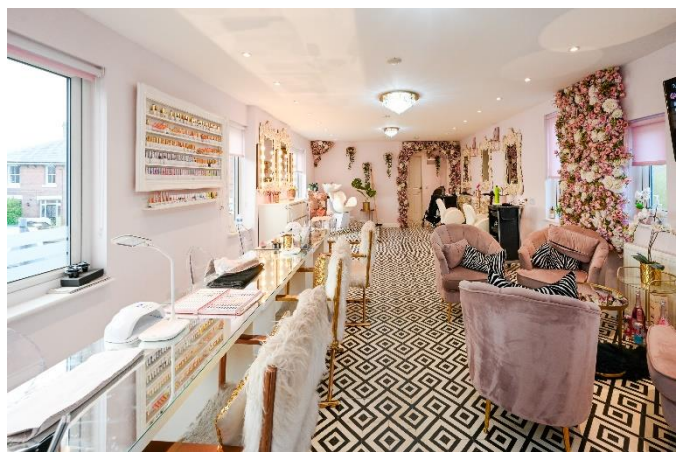
**Location:** The subject property is found to the north-west side of Liverpool Road South, at its junction with Ormond Drive, Maghull.

The location is a short distance via Hall Lane off the A59, an established residential area of Maghull. Maghull is within the metropolitan borough of Sefton and is situated approximately 11 miles south of Southport and 9.5 miles north of Liverpool. Via the A59, ready access is provided to the network via the M57 and M58 Switch Island junction, which is approximately one mile to the south. The immediate area is predominantly residential with the subject property being opposite established local operators & adjacent to The Meadows Public House.



**Description:** The subject property comprises a detached brick built early/mid-C20 building, under a hipped, tiled roof, with a front mono-pitched canopy. The premises are separated to provide pharmacy accommodation laid out over the majority of the ground floor; the salon operator having a dedicated ground floor entrance to the side of the building and the entirety of the first floor. There is a small secured area to the rear of the property for bin storage, both units provide fascia signage and glazed panel doors to the front elevation. The pharmacy is installed with a glazed shopfront, with the upper floor being provided with replacement UPVC windows.

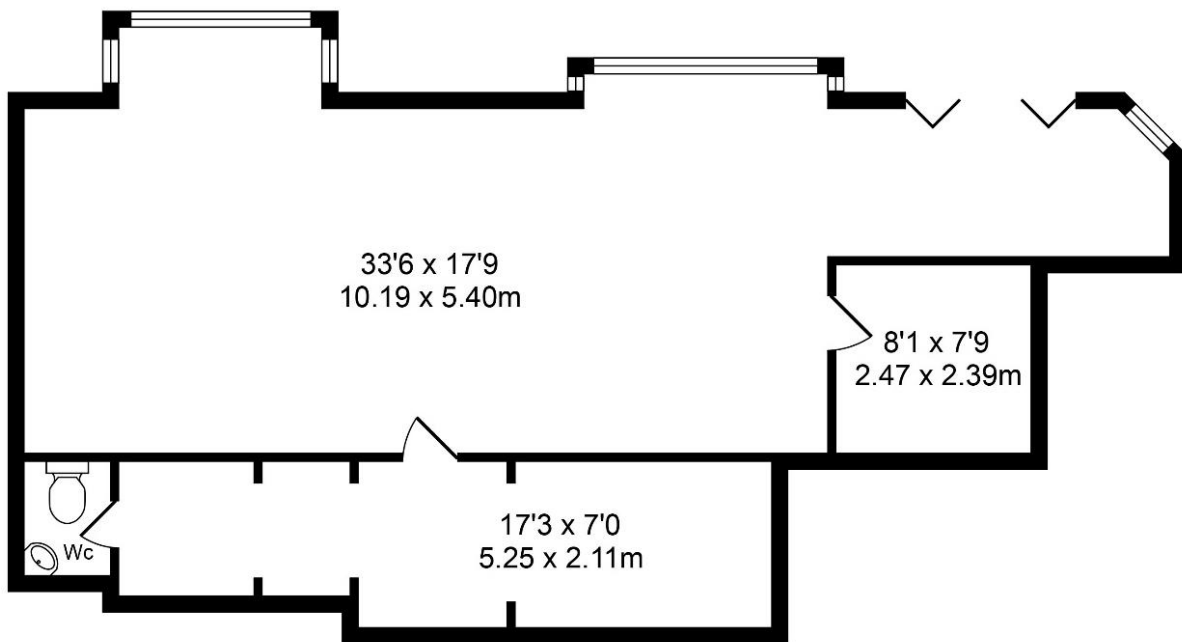




**Accommodation:** Floor plan below, not to scale and provided for indicative purposes only.

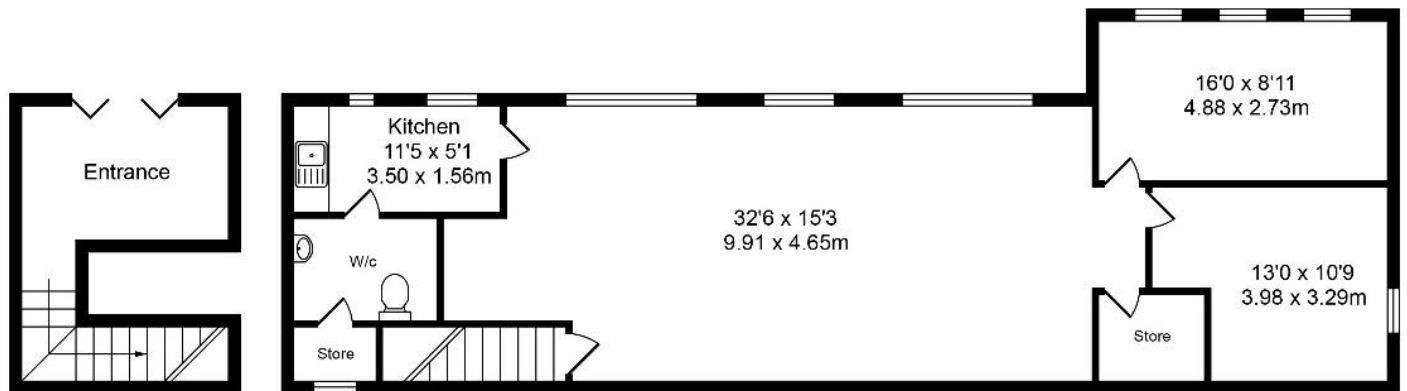
**Ground Floor**

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



## First Floor

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



**Tenure:** It is understood the property is held Freehold/Long Leasehold, pending written verification.

### Tenancies

**Ground floor:** The ground floor pharmacy is understood to be subject to a lease agreement to Rightdose Healthcare Ltd at a passing rent of £21,500 per annum exclusive, on the remainder of a 15 year term understood to expire 16 August 2036.

**Upper floor:** The first floor salon is understood to be subject to a lease agreement to a private tenant (with guarantor) at a passing rent of £10,500 per annum exclusive, on the remainder of a 5 year term from 2019.

Copies of the occupational agreements are available on request.

**Price:** We are quoting an asking price of £499,950 for our client's interest.

**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:** According to the VOA it is understood the Rateable Values are entered as follows (1 April 2023)

Gnd Floor 87-89, Liverpool Road South, Liverpool, L31 7AD, Rateable Value: £19,000

1 St Floor 87-89, Liverpool Road South, Liverpool, L31 7AD, Rateable Value: £4,000

**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 13 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.