

**FOR SALE**

**Residential Investment  
Opportunity**

**Guide Price: £115,000**

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**131a Duke Street, Southport, Merseyside, PR8 5BZ**

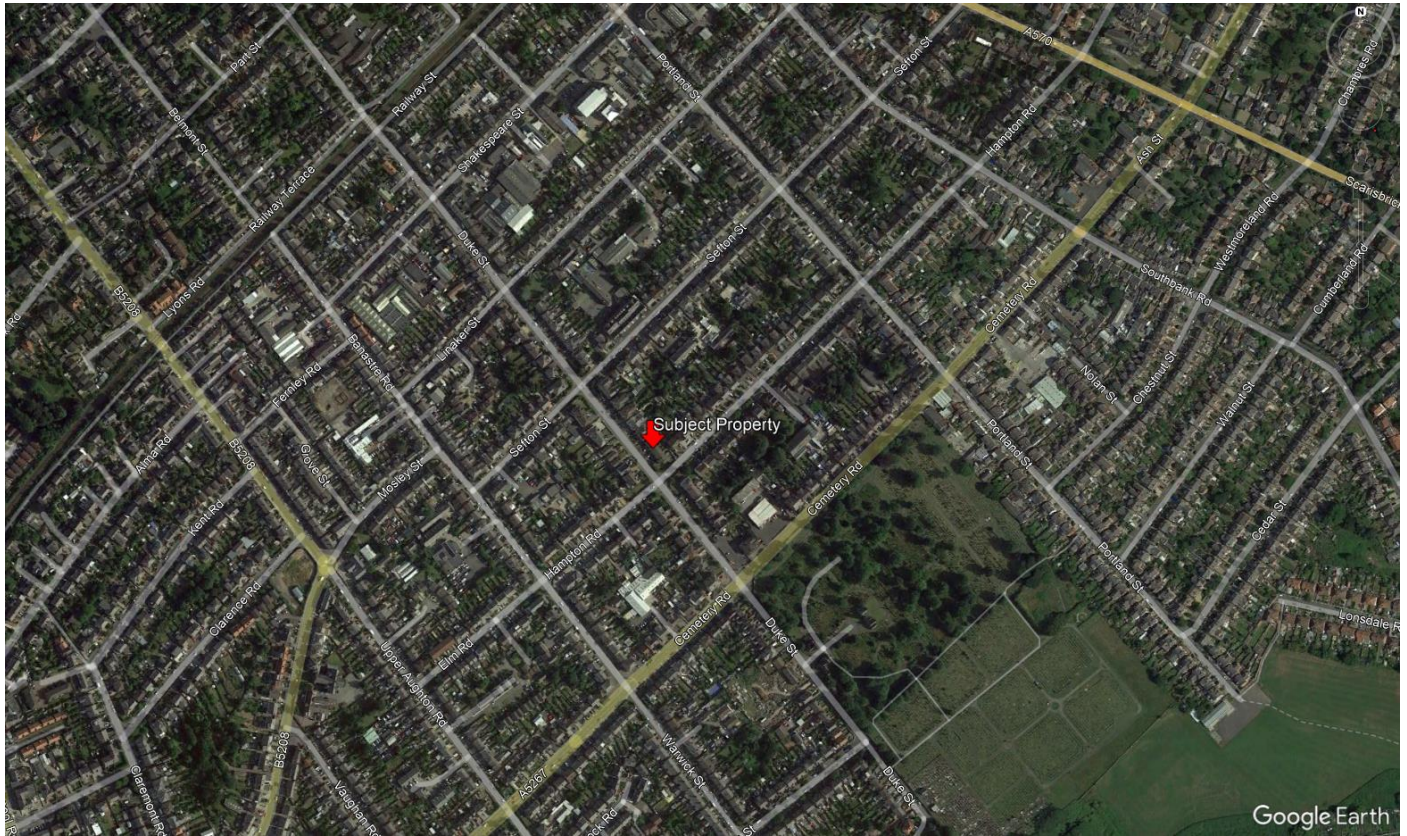


- **Two Bedroom Mid Terrace House**
- **Residential Investment Opportunity**
- **Let By Way of An Assured Shorthold Tenancy Agreement**
- **Currently Producing Approx £550pcm (£6,600 per annum)**
- **Situated Close to Southport Town Centre**



**Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
Telephone: 01704 500345  
Email: [info@fittonestates.com](mailto:info@fittonestates.com)**

**Location:** The subject property can be found on Duke Street, Southport which in turn, is situated off the towns famous Lord Street Boulevard & Cemetery Road.



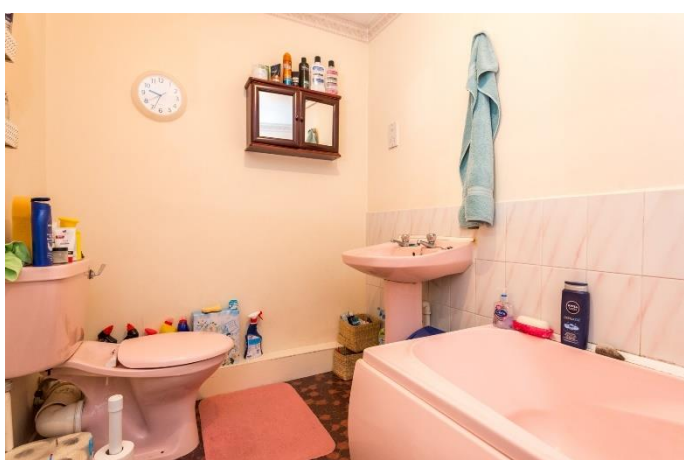
**Description:** Two Bedroom mid terrace house, which is currently occupied by way of an AST agreement.

To the ground floor, an entrance porch leads to a front lounge with kitchen to the rear. The first floor provides two bedrooms together with bathroom.

To the rear of the property there is an enclosed yard area. Gas central heating and UPVC double glazed windows are provided.

The property will be sold subject to and with the benefit of the existing tenant who currently occupies by way of a monthly rental of £550 per calendar month, which was recently renewed 1<sup>st</sup> October 2023 for a further 6 months.





*Photographs are for illustrative purposes and are those from archived files.*

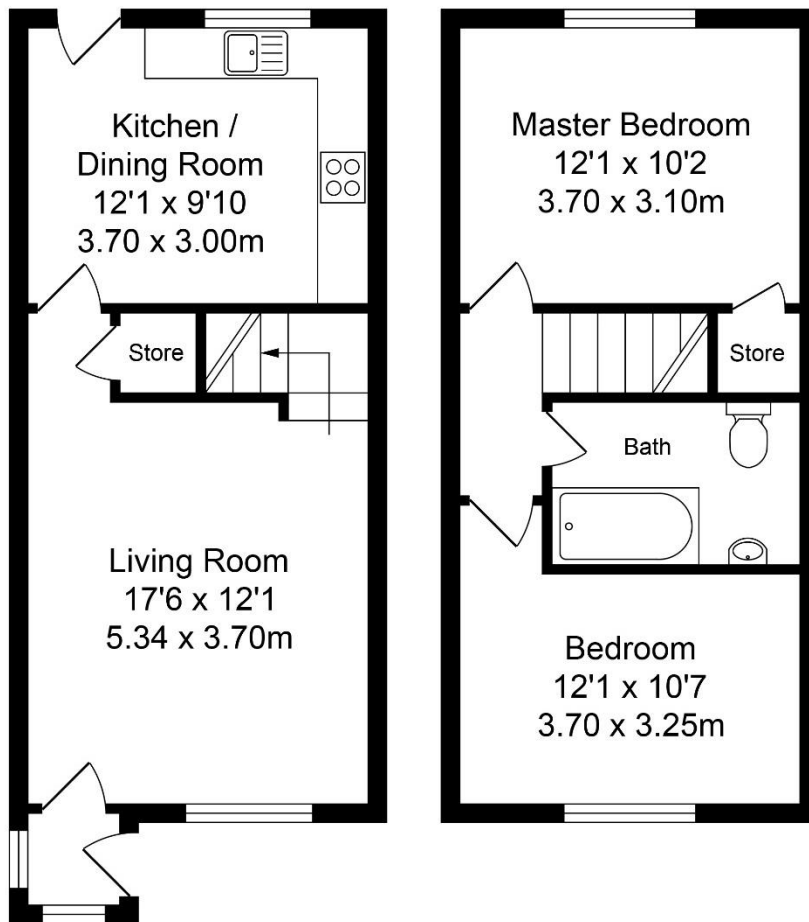
**Tenure:** Freehold/Long Leasehold - pending written verification.

**Guide Price:** £115,000, subject to contract.

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

**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:** Please refer to the enclosed indicative floorplan below - Not to scale.



**Ground Floor**  
Approx. Floor  
Area 344 Sq.Ft  
(32.0 Sq.M.)

**First Floor**  
Approx. Floor  
Area 334 Sq.Ft  
(31.0 Sq.M.)

**Legal:** Each party will be responsible for their own legal costs incurred.

**Council Tax:** It is understood the property is Band B for Council Tax purposes, Local Authority reference number 00507055131018.

**EPC:** A copy of the EPC report is available on request.

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

**Details Prepared 17 January 2024**

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.