

**FOR SALE**

**Commercial Investment**

**Offers in the Region of: £175,000**

**Fitton Estates**  
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

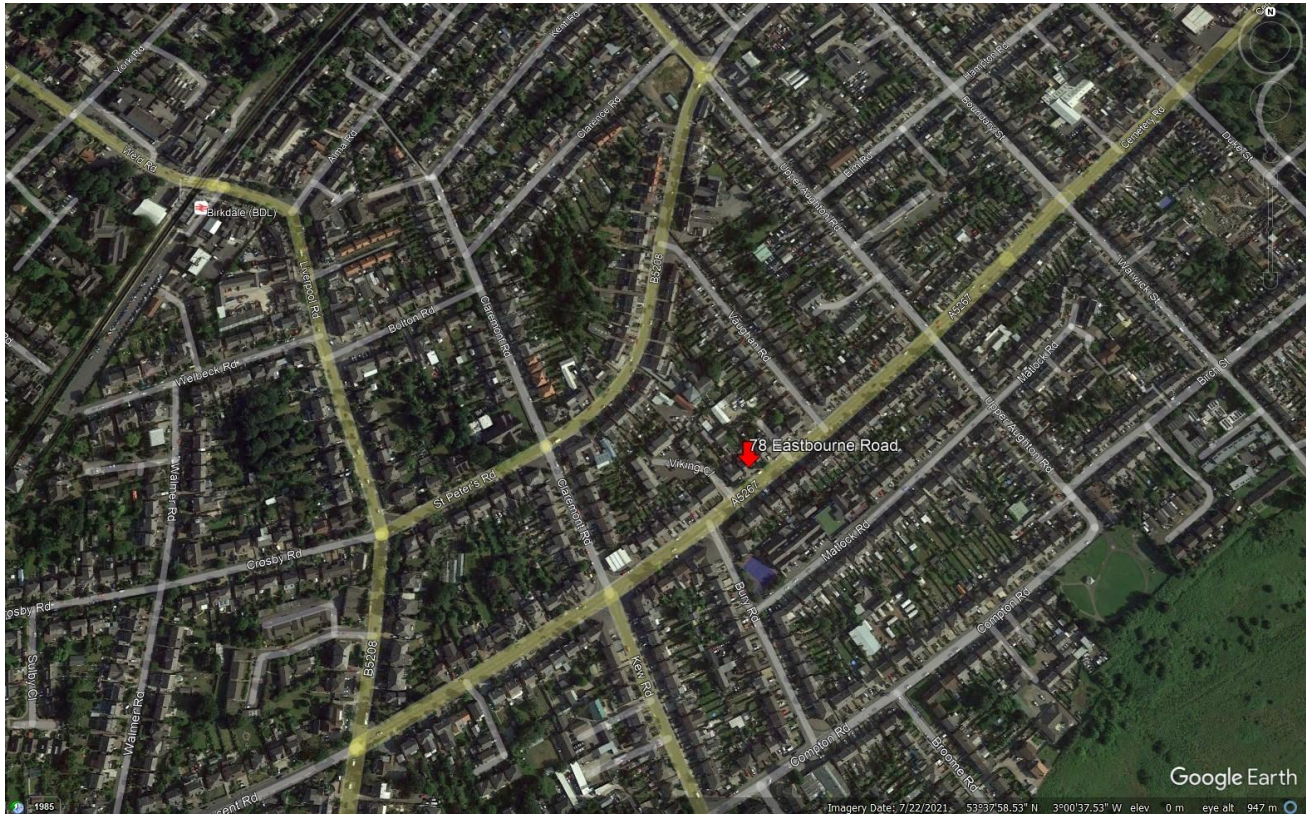
**78,78b And 78c Eastbourne Road, Southport, Merseyside, PR8 4DU**



- **Ground Floor Retail Investment Premises**
- **First Floor Flat could also be available by way of separate negotiation**
- **Two Units producing £16,800 p/a (plus £50 pa ground rent)**
- **Established tenants unaffected by the sale**
- **Situated to parade of commercial units on busy thoroughfare with good passing trade**
- **Close proximity to Birkdale Village**
- **High residential catchment area surrounding**
- **Freehold of building included with sale**
- **Ideal SIPP / Investment Opportunity**

**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 is located to Eastbourne Road, Southport, in close proximity to Birkdale Village.



**Description:** The accommodation can be found to the ground floor of this brick built semi detached extended Victorian property wherein the retail accommodation has been subdivided into two self contained units. Ideal SIPP / Investor opportunity.

### ***78 Eastbourne Road – Amour Hair***





78b and 78c Eastbourne Road – Tattoo Studio



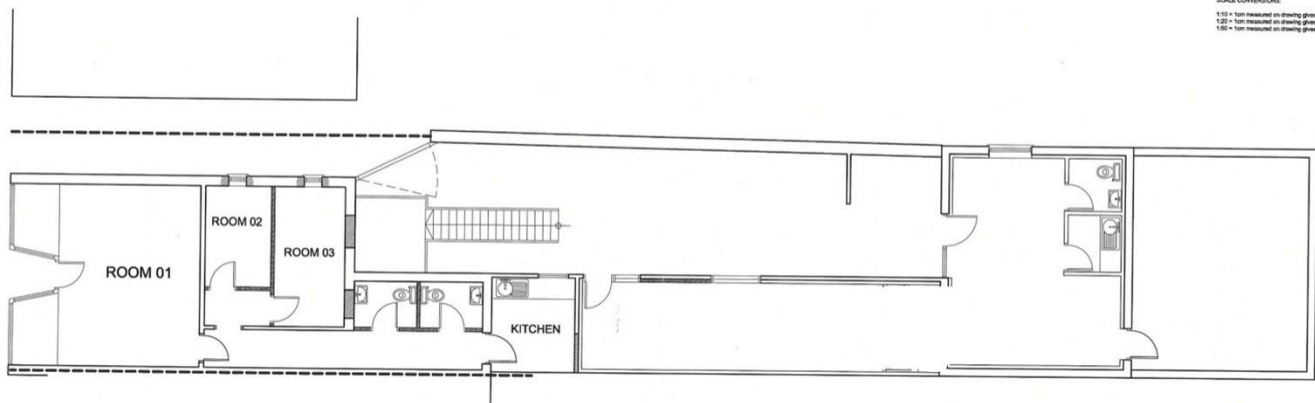
**Offers in the Region:** £175,000, subject to contract.

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

**Tenure:** Long leasehold and overarching freehold.

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

**Accommodation:** From the plans provided we calculate the accommodation provides the following Net Internal Areas: *Front Unit:* 438.36 sq ft (40.74 sq m). *Middle/Rear Unit:* 787.92 sq ft (73.21 sq m)



**Tenancies:** Copies of tenancy agreements are available upon request.

**Front Unit: (78)** Let to Amour Hair on a term of 3 years at a rent of £8,400 p/a.

**Middle Unit: (78b) and rear unit (78c)** Let to tattoo studio on a term of 3 years at a rent of £8,400. Tenant has been in occupation over 15 years.

**First Floor:** We understand the first-floor residential accommodation interest is leasehold 999 years from 2004, with a ground rent of £50 p/a payable to the freeholder.

We understand the vendors of the flat would consider a sale by way of separate negotiation.

**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.

**Business Rates:** The tenants are responsible for the payment of Business Rates (if applicable due to current small business exemption). All enquiries should be made through Sefton MBC - 01704 533133.

**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 Updated 10 May 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.