

**FOR SALE**

*Existing Tenants Unaffected by the Sale*

**Investment Property - Café and Offices**

**Guide Price: £450,000**

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Victoria Court, 1-5, London Street, Southport, Merseyside, PR9 0UF**

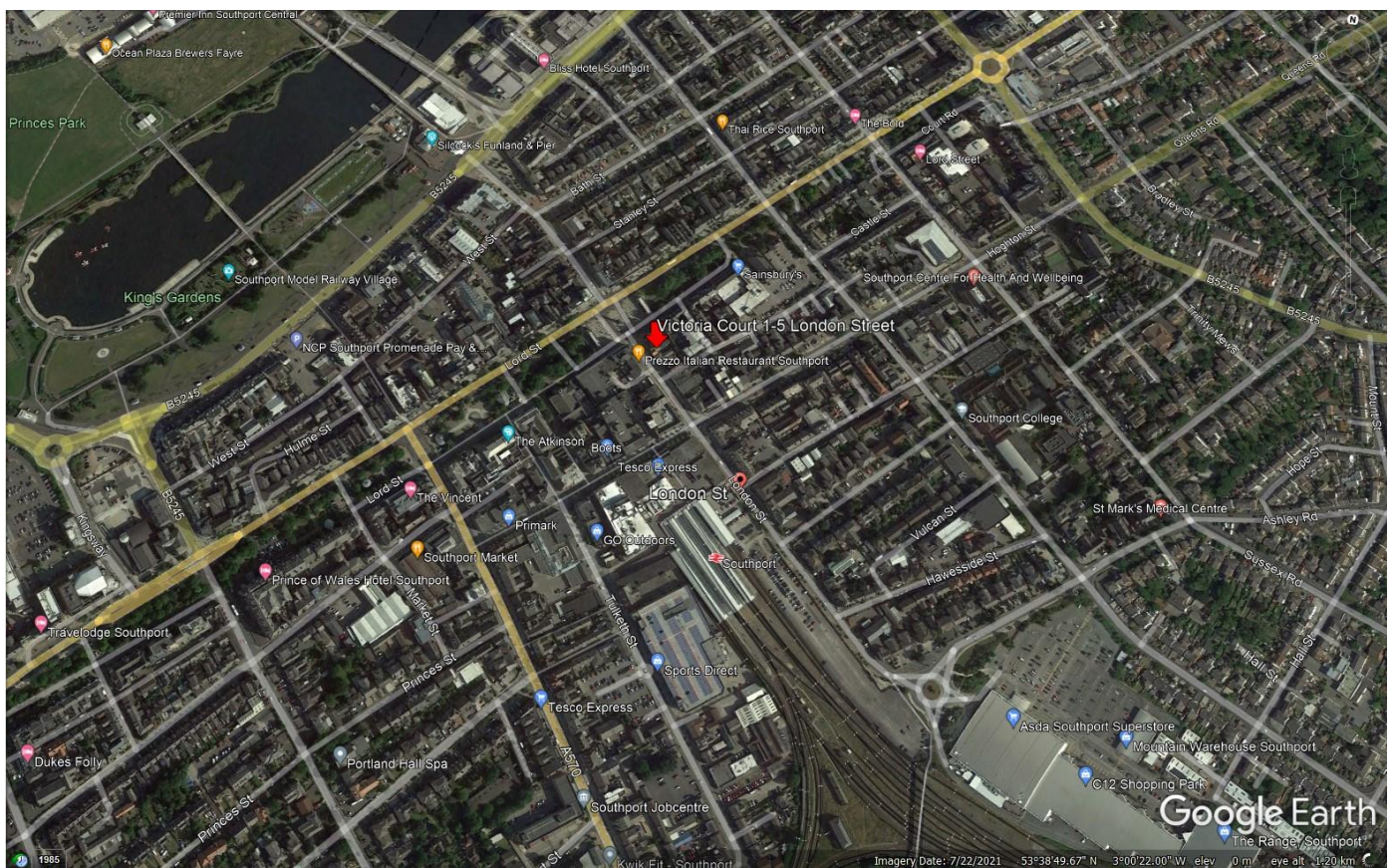
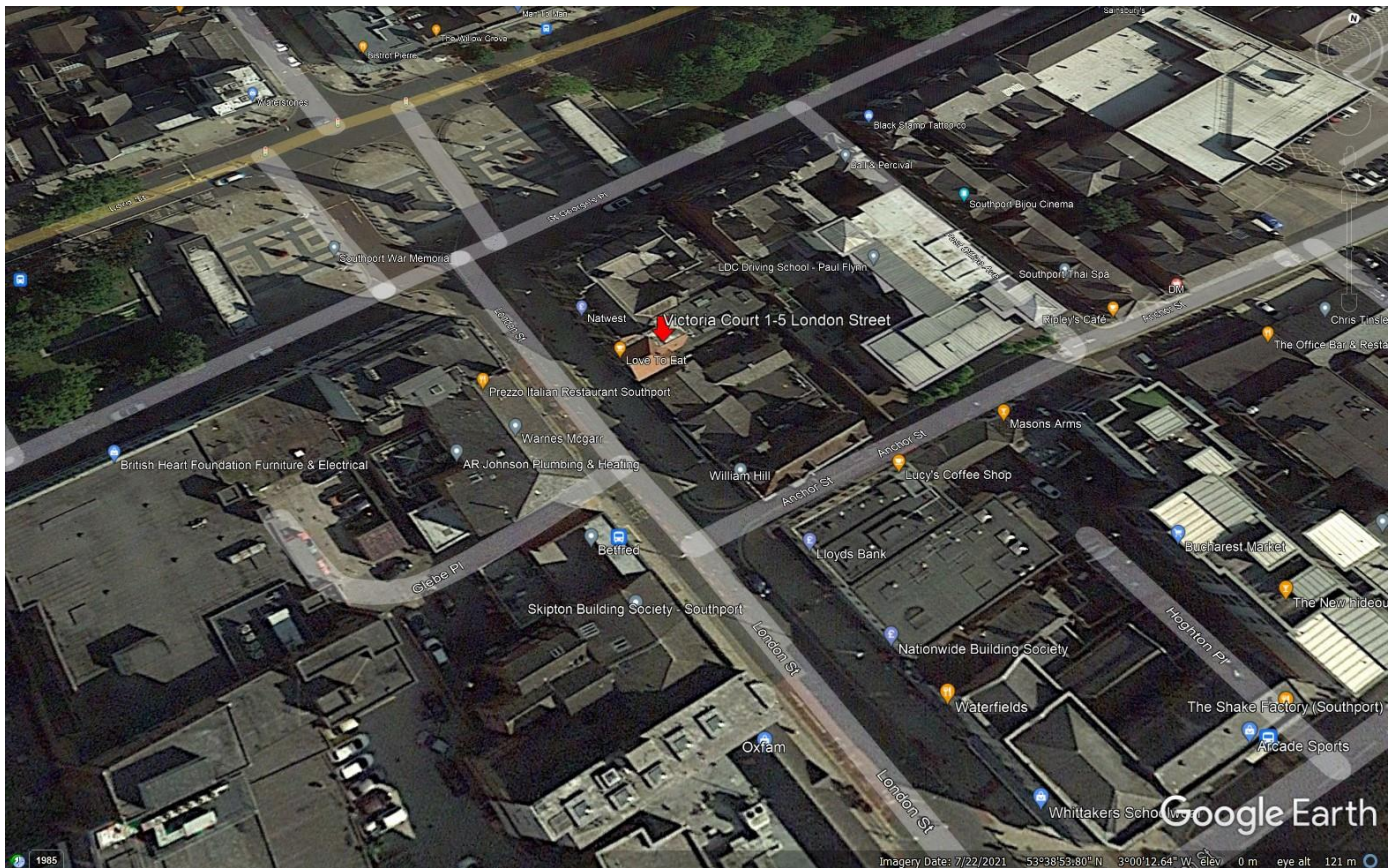


- **Established café tenant from 2016. Rent passing - £30,000.**
- **Refurbished offices to ground and first floor with independent entrance producing approximately £15,200 per annum when fully let.**
- **Ground floor currently producing £8,000 per annum. First floor vacant offices, estimated at £7,200 per annum when let.**
- **Offices offer residential conversion potential, subject to the necessary consents.**
- **Existing Tenants Unaffected by the Sale.**
- **Attractive period property to a prominent position in Southport Town Centre.**
- **Car parking at the rear for four cars.**
- **Total rental Income approximately £45,200 per annum when fully let.**
- **No VAT on Purchase Price.**

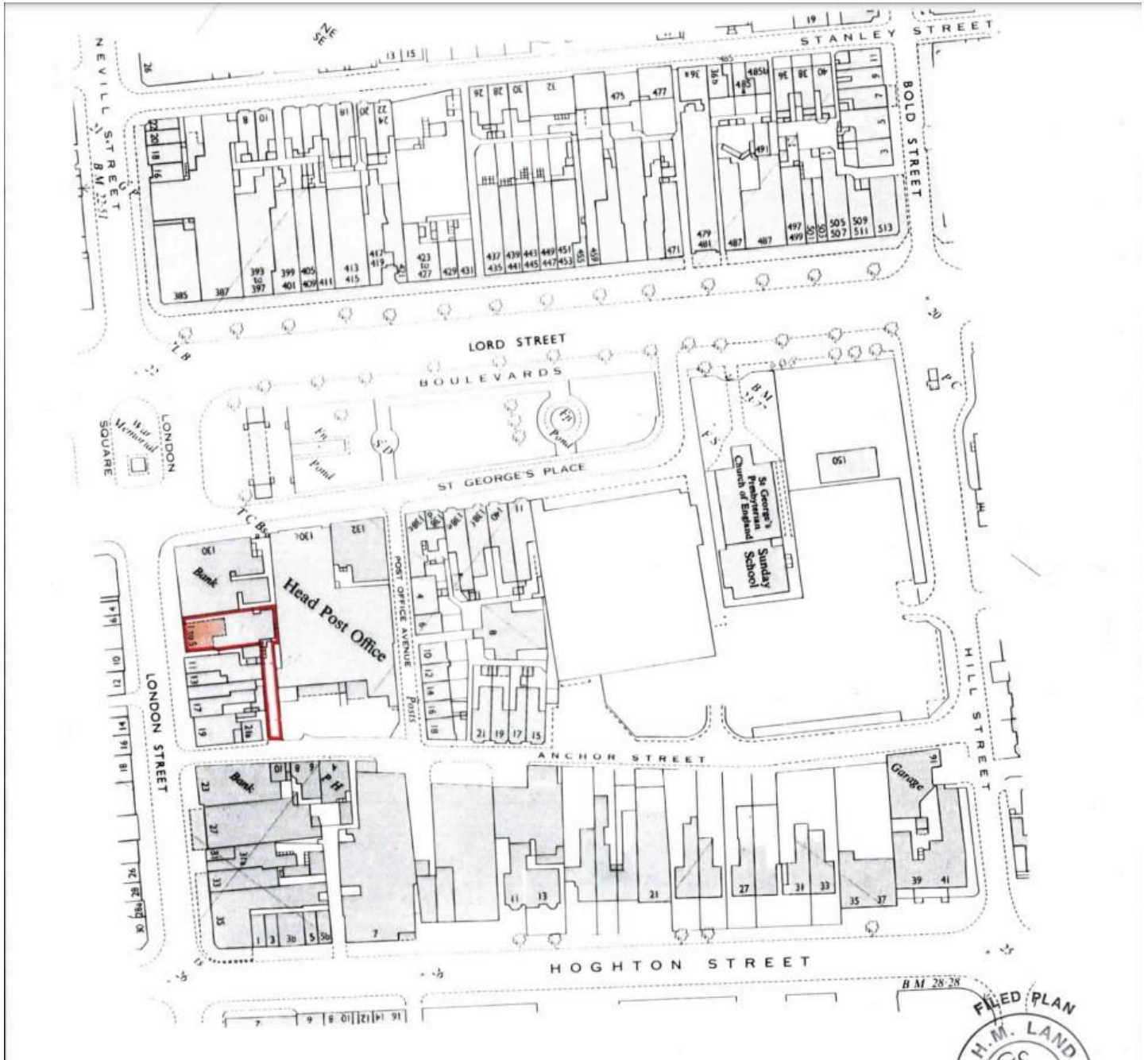
**Fitton Estates**, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
**Telephone:** 01704 500345  
**Email:** [info@fittonestates.com](mailto:info@fittonestates.com)

**Location:** The subject property is situated on London Street, which connects through to Lord Street from both Chapel Street and the town's railway station.

Immediate occupiers comprise of a number of national tenants, banks, building societies and betting shops.



**Tenure:** The property is held freehold. See attached Land registry plan - not to scale.



**Description:** The property is two-storey with an open plan ground floor café operator trading beneath three arched glazed shop front to London Street, with a separate entrance off London Street providing access to the refurbished office suites at ground and first floors.

Of traditional brick construction, with mock Tudor frontage, under a pitched slate roof, both the office and café having separate entrances. To the rear elevation is an extension with flat roof and alleyway into Anchor street providing car parking spaces for up to four vehicles.

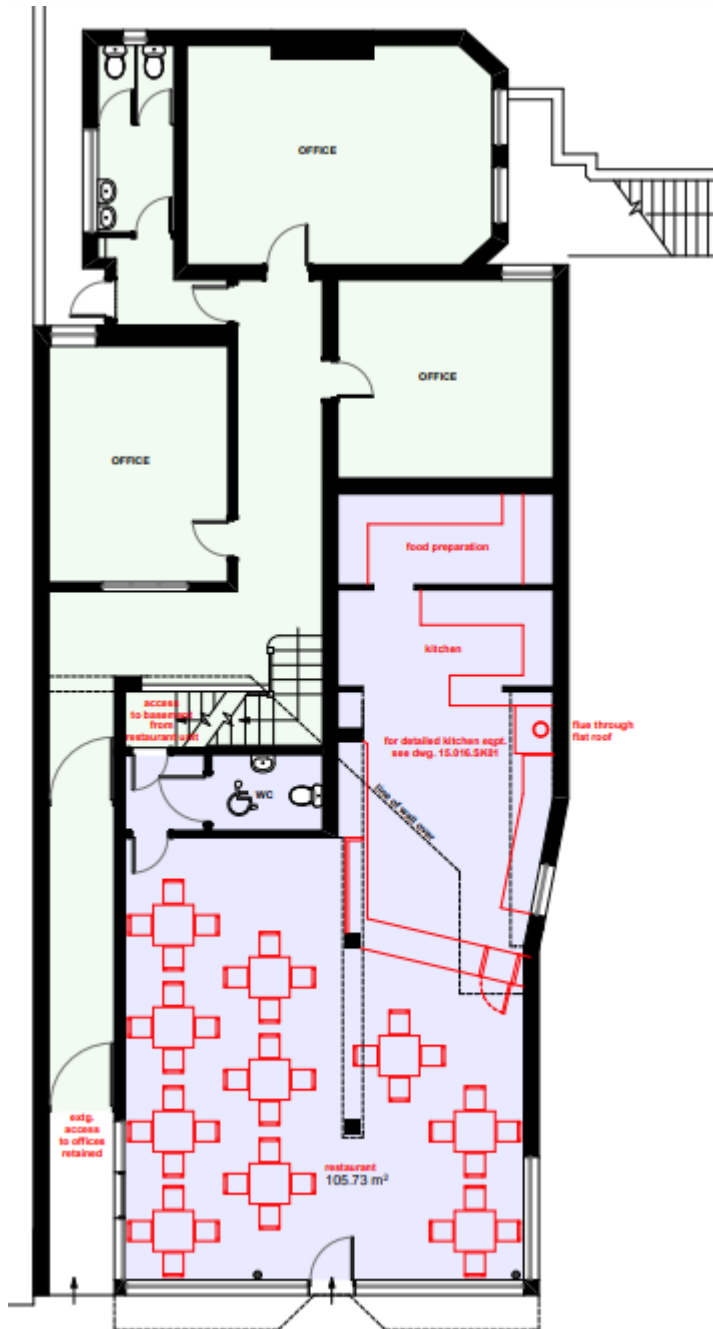
The office areas provide six refurbished office suites, with many original features including panelled walls and parquet flooring. Please note planning permission had been granted for change of use to provide two apartments (now expired but further details available on application).



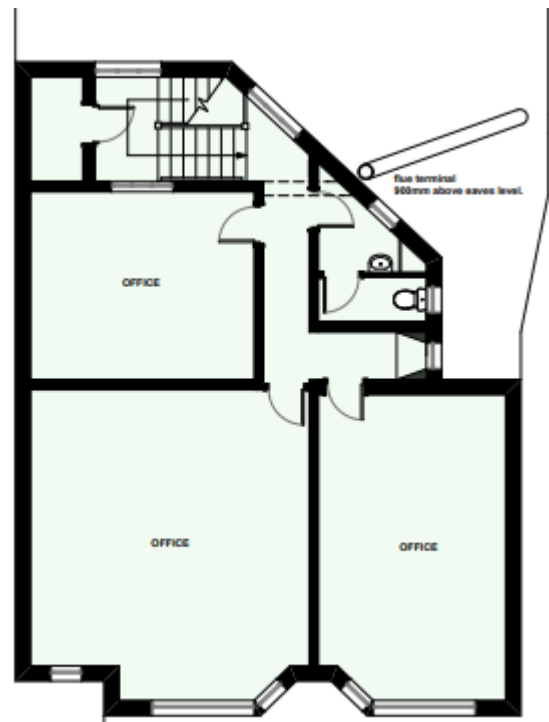


**Accommodation:** We understand the property provides a net internal area of approximately 2,557 square feet.

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



Ground Floor Plan - as proposed



First Floor - as proposed

**Tenancies:** The ground floor café is let to Love To Eat (Southport) Ltd for a term of 10 years, from 21 March 2016, at a rent passing of £30,000 per annum.

We understand the lease is subject to five-year rent reviews and is drawn on Full Repairing and Insuring terms.

The office accommodation is let as follows:

1a Victoria Court - £4,440 per annum Lease Expiry October 2024.

1b & 1c Victoria Court - £3,560 per annum Lease Expiry October 2024.

1d, 1e & 1f Victoria Court – vacant (quoting rent £7,200 per annum).

Copies of the occupational leases are available on request.

**Guide Price:** £450,000.

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

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

**Business Rates:** Where applicable (i.e. small business exemption) the tenants are responsible for the payment of Business Rates

The property is listed as having the following business rates assessments:

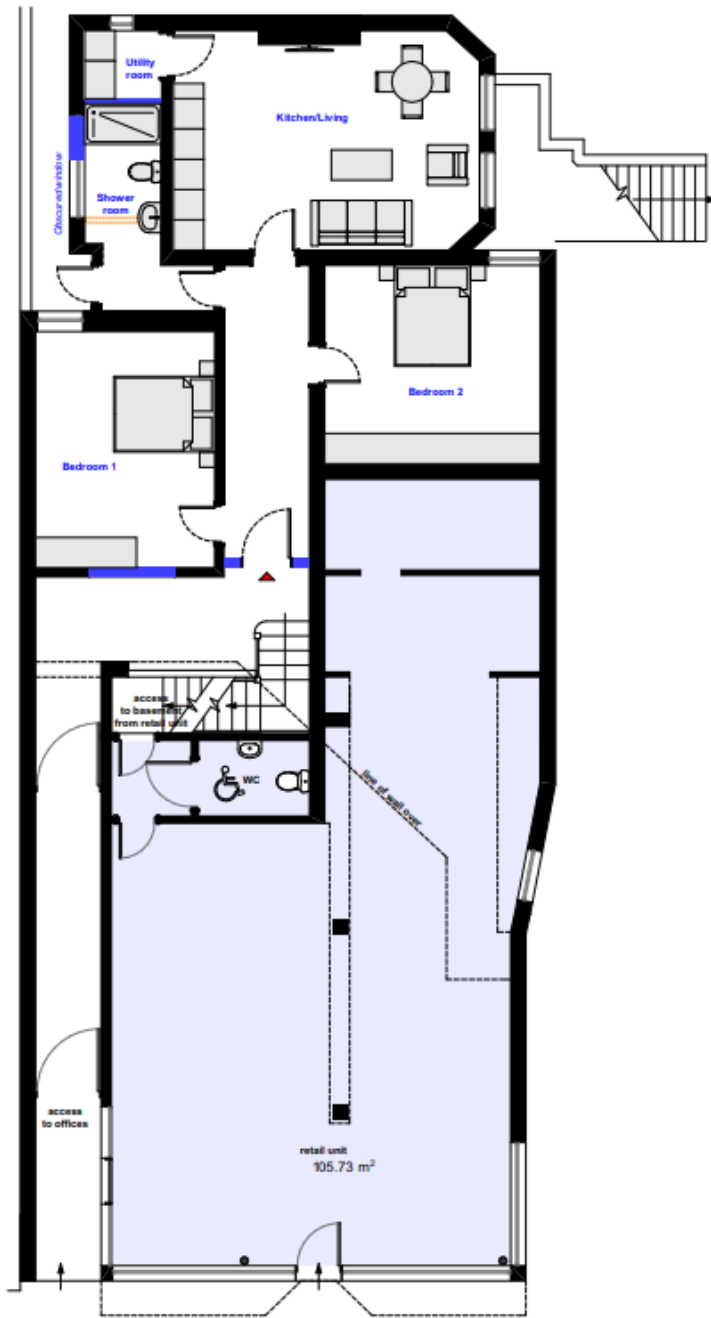
3-5 London Street (Love 2 Eat) -	RV £12,750 (from April 2023).
Basement Victoria Court, 1 London Street -	RV £3,100 (from April 2023).
Suite 1 Victoria Court, 1 London Street -	RV £3,200 (from April 2023).
Suite 2 Victoria Court, 1 London Street -	RV £1,925 (from April 2023).
Suite 3 Victoria Court, 1 London Street -	RV £2,000 (from April 2023).
Suite 4 Victoria Court, 1 London Street -	RV £1,950 (from April 2023).
Suite 5 Victoria Court, 1 London Street -	RV £3,800 (from April 2023).
Suite 6 Victoria Court, 1 London Street -	RV £2,650 (from April 2023).

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

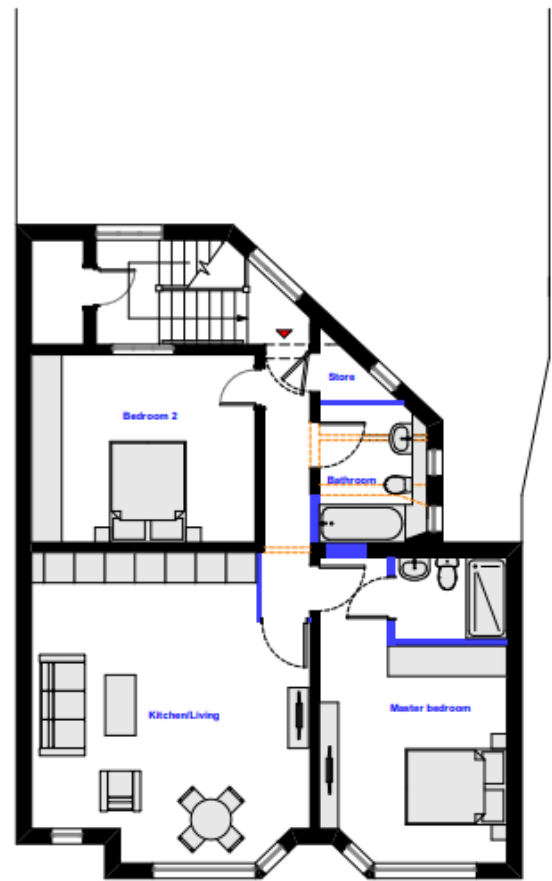
**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

**Planning:** Floor plan as previously approved for residential conversion.

Now expired – Ref DC/2018/01122



Ground Floor Plan



First Floor

### Details Prepared 06 February 2024

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