

FOR SALE

Mixed Use Investment

Offers in the Region of: £175,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

126 Linaker Street, Southport, Merseyside, PR8 5DG

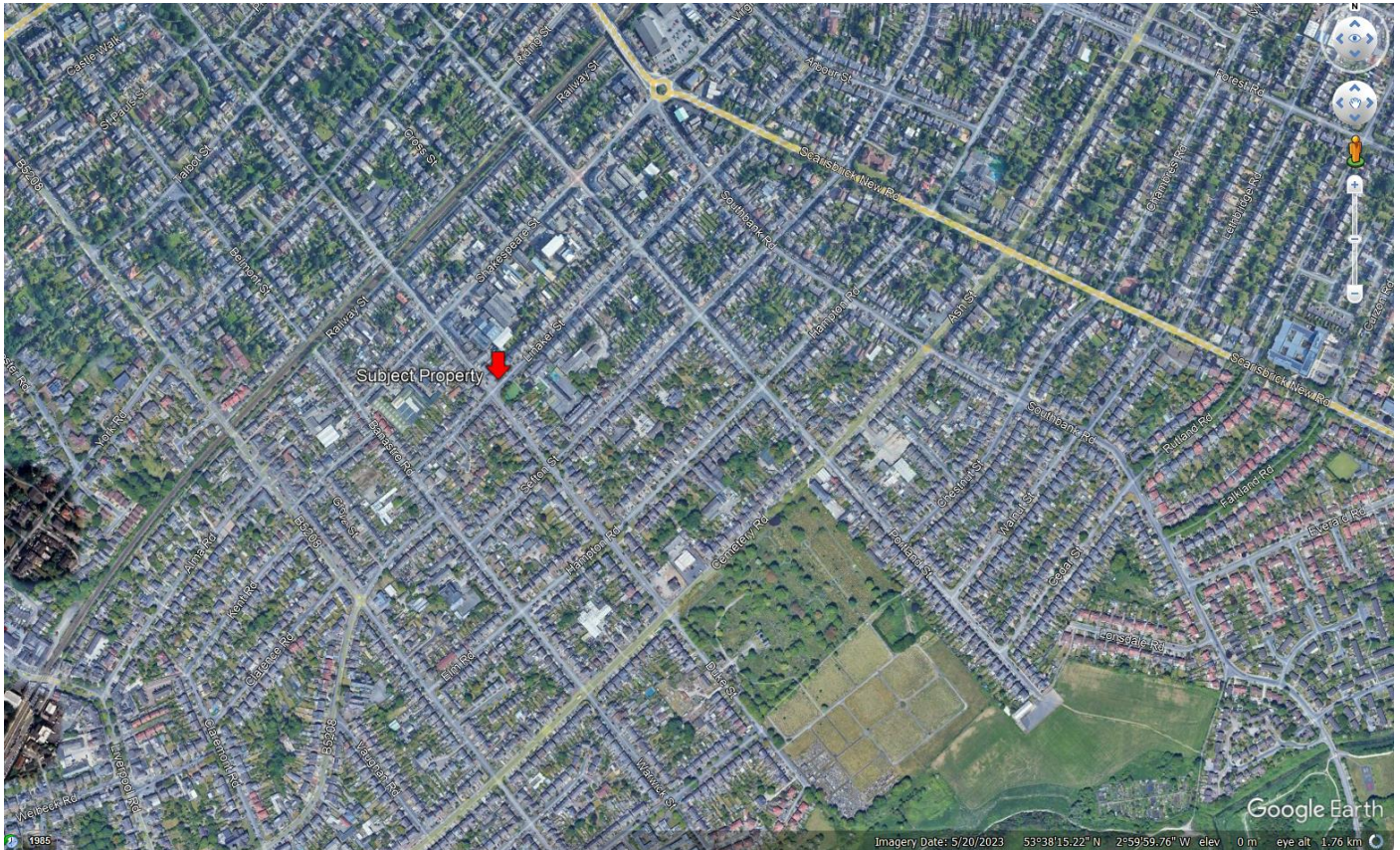


- **Mixed Use Investment Property**
- **Self Contained Retail Property Producing £250 per month**
- **Three Bedroom Residential Over Part Ground Floor and First Floor Producing £660 per month**
- **Fully Let Producing Approximately £10,920 per annum**
- **Existing Tenants Unaffected by the Sale**
- **No VAT on Purchase Price**



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

Location: The subject property is situated approximately one mile south of Southport Town Centre in an established residential location primarily comprising a mixture of detached and semi-detached dwellings and flats of a variety of ages, to a range of architectural styles, although Victorian properties are in the predominance.

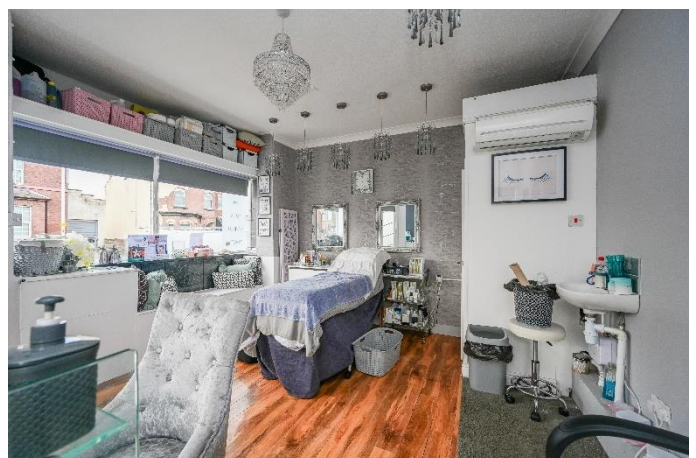
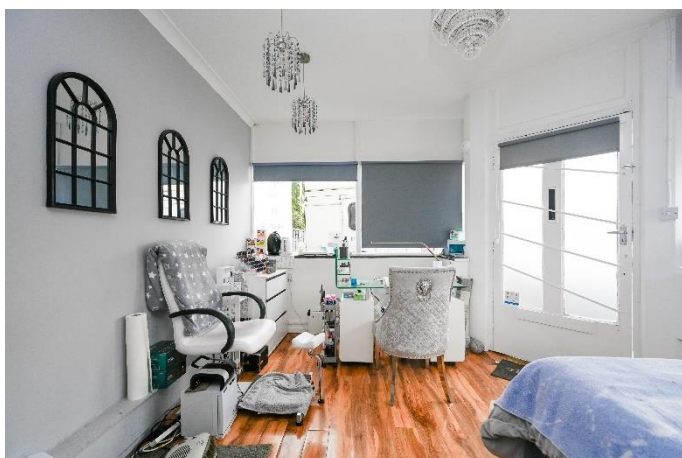


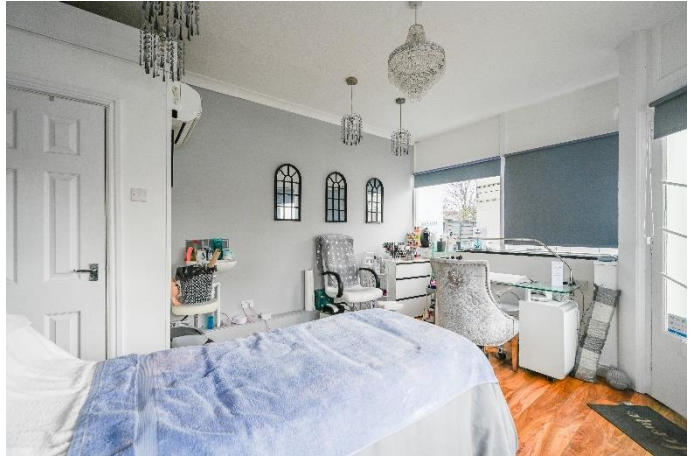
Description: The subject property is semi-detached mixed-use property comprising of a retail unit and residential accommodation. To be sold with the benefit of the existing tenants in situ.

The ground floor retail unit produces approximately £250 per calendar month, lease expiry January 2025. The unit provides an open plan sales area with a WC and customer parking.

The residential part is over part ground and first floor, which is separately accessed, with a kitchen and lounge to the ground floor and three bedrooms and bathroom to the first floor. Sold with the benefit of an existing longstanding tenant, achieving approximately £660 per calendar month. Externally the property benefits from a lawned area with patio.

Copies of documents pertaining to the property are available on request.





Tenure: We have been verbally advised the property is held Freehold.

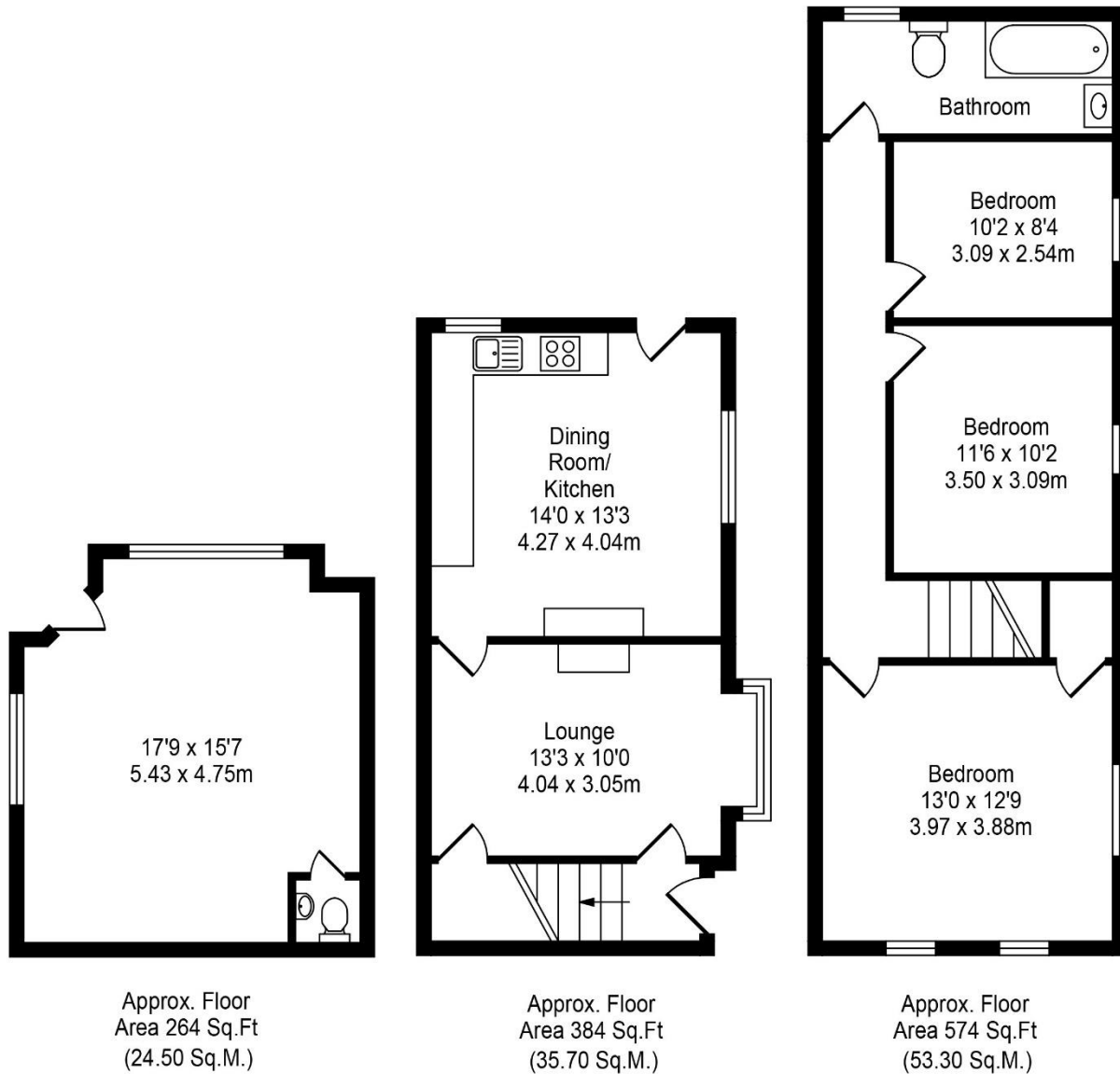
Offers in the Region of: £175,000, subject to contract.

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

Accommodation: Floor plan - not to scale and provided for indicative purposes only.



Business Rates: Business Rates: From our investigations of the Valuation Office, we understand the ground floor retail unit has a rateable value of £1,875 (April 2023).

Council Tax: We understand the residential accommodation is rated band B for council tax purposes.

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 09 May 2024

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