

Part Let Mixed Use Retail /
Restaurant and Residential
Investment Premises

FOR SALE

Price: £375,000

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

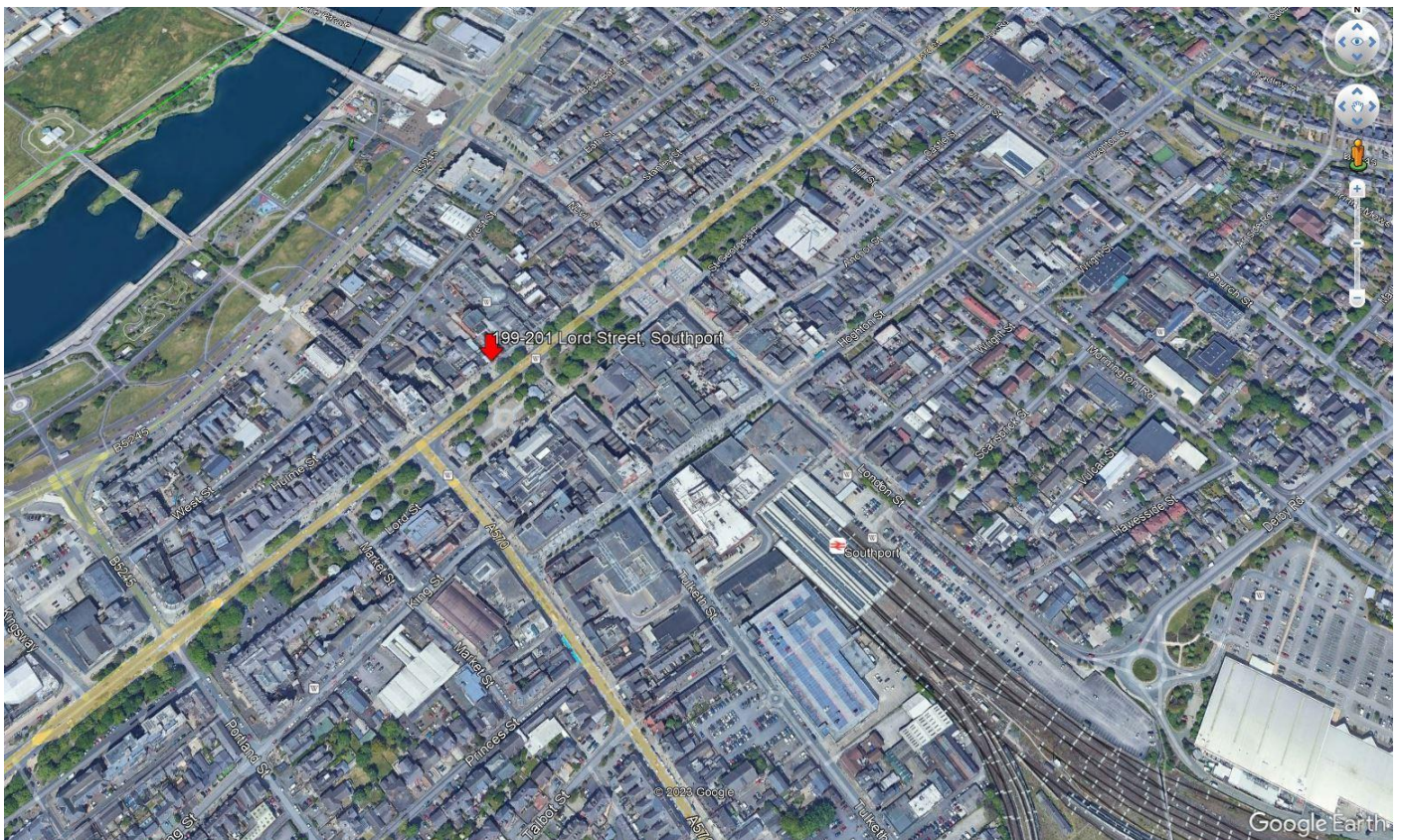
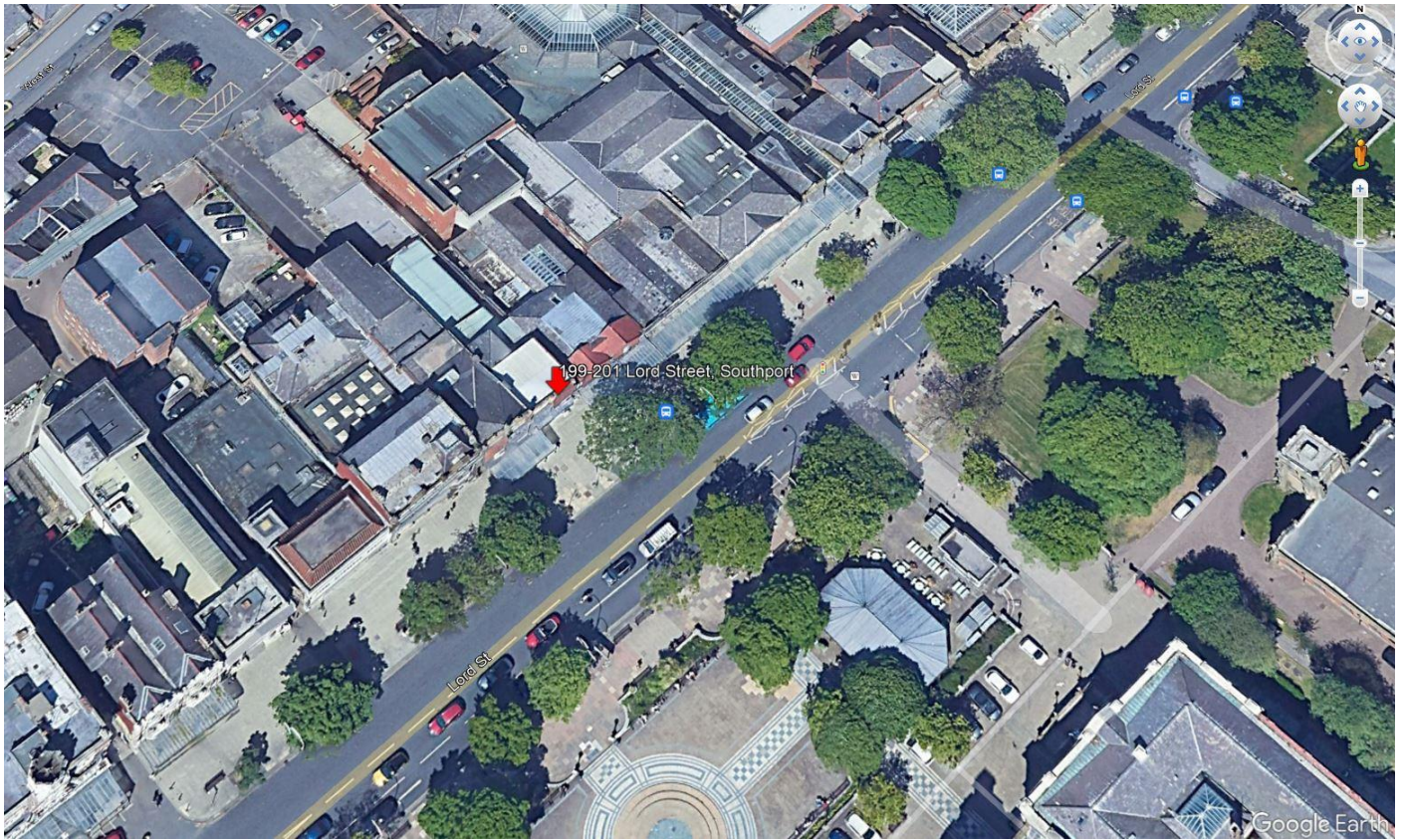
199-201 Lord Street, Southport, Merseyside PR8 1PF



- Self-contained and substantial ground floor former restaurant available to let at £18,000 per annum.
- Offered with vacant possession and extending to approximately 2,430 sqft NIA.
- Upper floors comprising of four self-contained fully let flats producing approximately £25,380 per annum.
- Prominent Lord Street location.
- Sold subject to and with the benefit of residential tenants, wholly unaffected by the sale.
- Ground floor and Upper Floors are on a separate title.

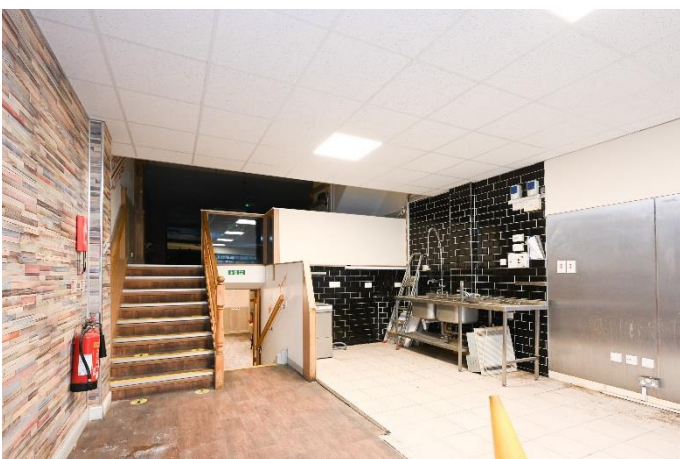
Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
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Location: The subject mixed use property is found to Southport's famous Lord Street shopping boulevards, within Southport Town Centre. Lord Street forms part of the A565 and is traditionally recognised as the primary retailing and leisure area. The street runs approximately 0.8 miles between its junctions with Albert Road and Lord Street West and is a host to a variety of local and national retail, office, restaurant, hotel and professional/financial service operators. Southport is an affluent coastal resort, located on the Irish Sea within the Sefton Metropolitan Borough Council, and is located approximately 18 miles south of Preston and 19 miles north of Liverpool City Centre.



Description: A four-storey mixed use property to Southport Town Centre, with retail/restaurant to the ground floor and fully let residential units to the upper floors.

To the ground floor and part basement, this provides a former restaurant unit, with glazed frontage to Lord Street. The internal specification includes suspended ceiling to the primary ground floor open plan area together with a mezzanine seating area and WC facilities to the rear, below which are further seating and commercial kitchen areas to the lower ground floor/basement, with rear access.



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





Price: £375,000

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

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

Tenure: The upper floor residential and the ground floor commercial are available on separate Titles, details on application

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

Residential: To the first second and third floors provide self-contained letting units fully let on Assured Shorthold Tenancy Agreements, copies of which are available on request.

Terms: Copies of the Assured Shorthold Tenancy Agreements, Electrical and Gas Safety Certificates, documents pertaining to fire alarms, etc. are available on request.

Flat 1: £450.00 per calendar month

Flat 2: £595.00 per calendar month

Flat 3: £575.00 per calendar month

Flat 4: £495.00 per calendar month

Total Income: £25,380 per annum from the residential element.

The ground floor property is also available to let at a quoting rental of £18,000 per annum.

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 ground floor restaurant has a Rateable Value of £14,000. The upper floor residential units all have a council tax band of A.

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

Details Prepared 08 April 2024

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