

Town Centre Retail Unit with Upper Floors

FOR SALE

Guide Price: £125,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

2 Market Street, Southport, Merseyside PR8 1HH



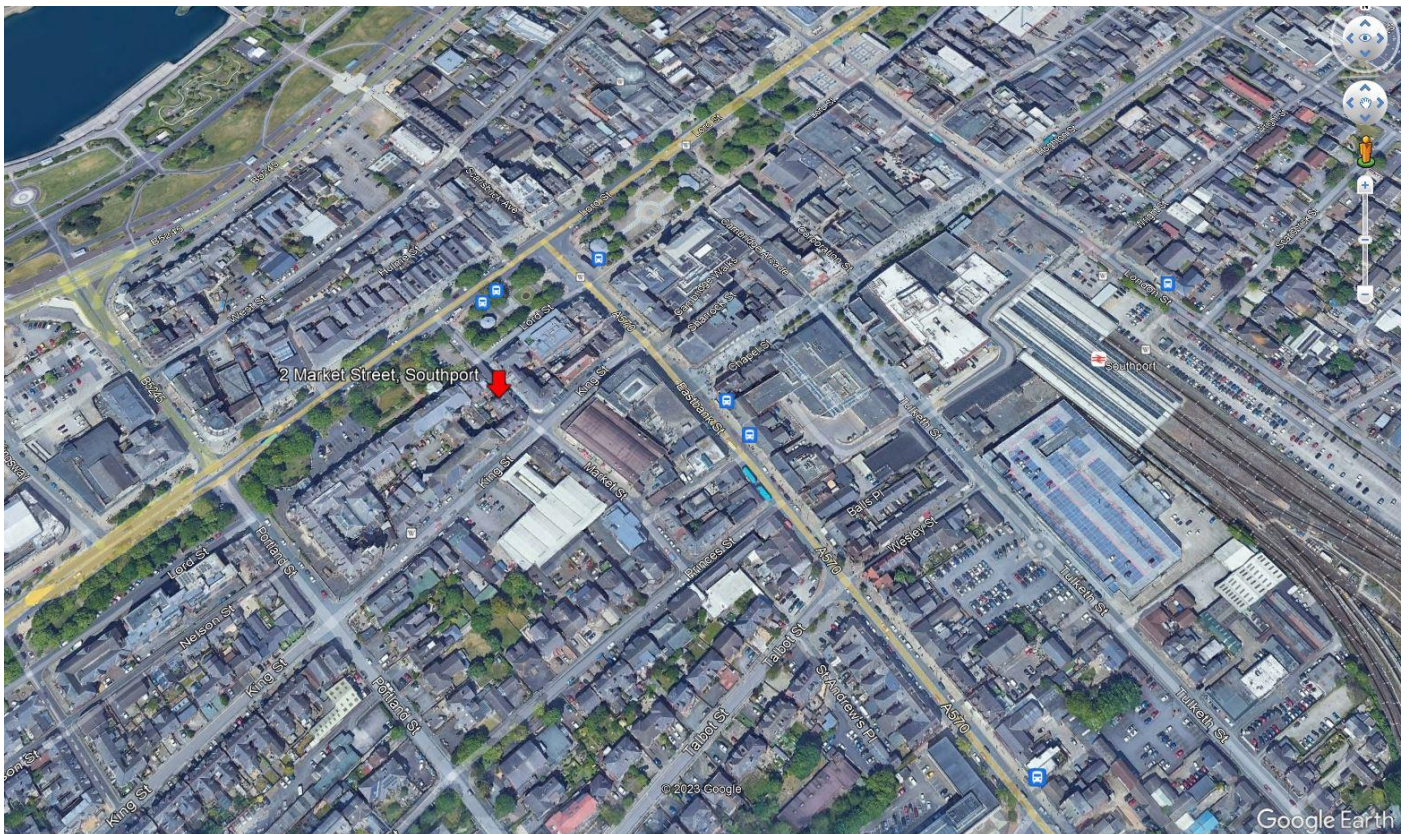
- End Terrace Retail Unit with Upper Floors and Rear Yard
- Scope to Separate Upper Floors from Retail Unit to Provide Self Contained Living Accommodation Above
- Offered with Vacant Possession
- Southport Town Centre

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

Location: Market Street is located off Lord Street & King Street within Southport Town Centre and within close proximity to the prime retail areas of Chapel Street and Lord Street Boulevards. Market Street comprises of a mix of operators to include Broadhursts bookshop, refurbished market hall and a number of A3/A5 users.

The area of King Street and Market Street are soon to benefit from various improvements by Sefton MBC link below providing further information.

[Les Transformations de Southport scheme's first phase all set to commence - My Sefton News Channel](#)



Description: Ground floor retail unit with first, second and third floors.

To the ground floor the retail accommodation is primarily open plan with glazed frontage to Market Street, rear yard and substantial fascia signage above.

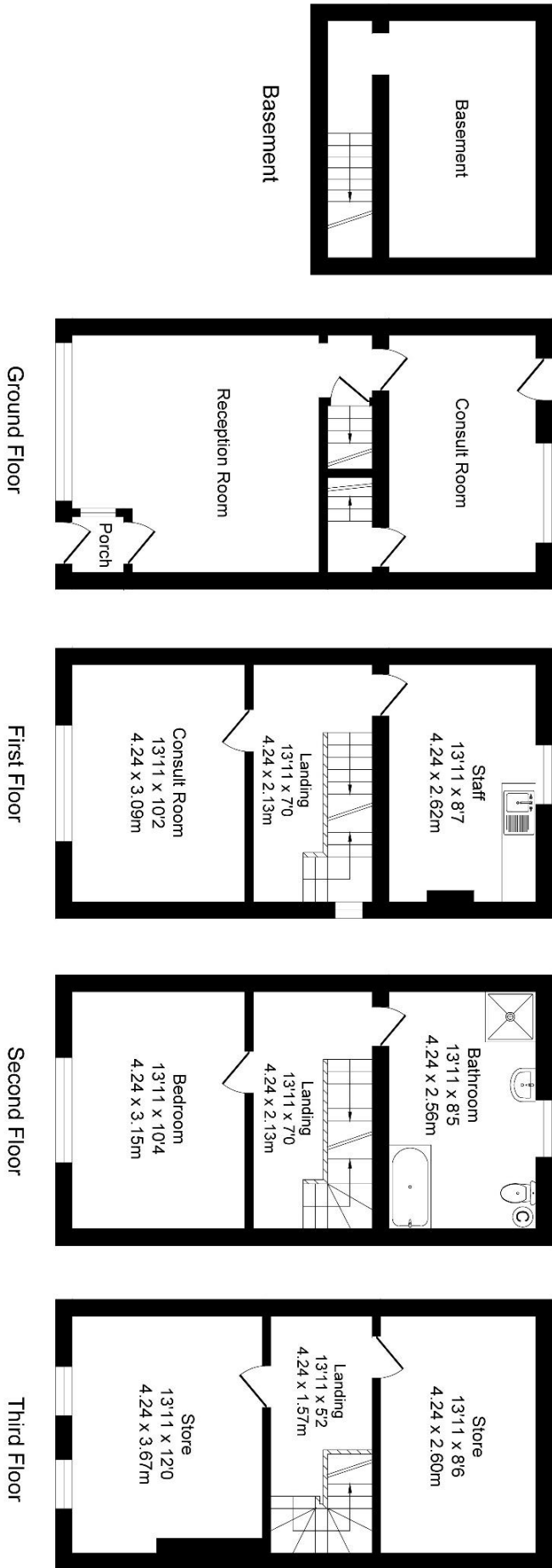
The upper floors, subject to necessary consents, potentially could be separated from the retail accommodation and provided with a dedicated entrance from a rear enclosed courtyard off Market Street to form a self contained 2.3 bedroom maisonette/flat.

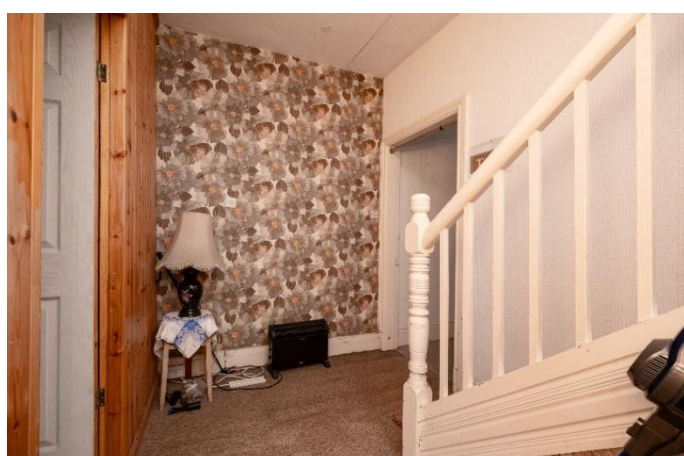


Accommodation: Floorplans not to scale and provided for indicative purposes only.

Market Street, Southport

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





Tenure: We understand that the property is Freehold – pending written verification.

Guide Price: £125,000

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 that VAT would not apply to the purchase price.

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

Business Rates: From the Rating List we note the property is listed with a Rateable Value from April 2023 of £3,700.

Subject to meeting the necessary Small Business criteria we understand the Government has announced properties with a rateable value of less than £12,000 may receive 100% business rate relief.

We do however recommend you speak to Sefton Council to qualify the likely payments.

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 15 March 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.

