

Mixed Use Investment

FOR SALE

Asking Price: £235,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

25-27 & 27a Shakespeare Street, Southport



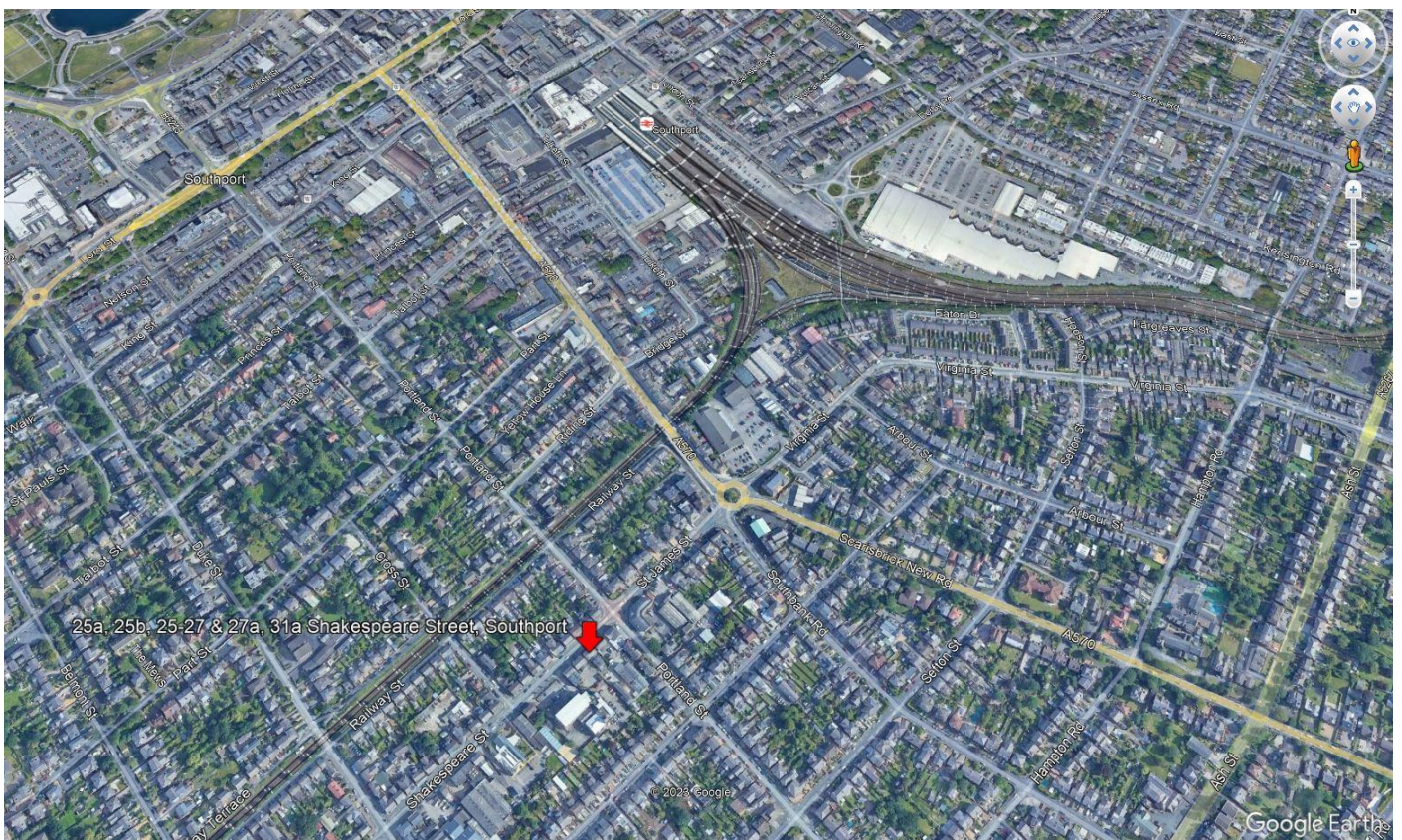
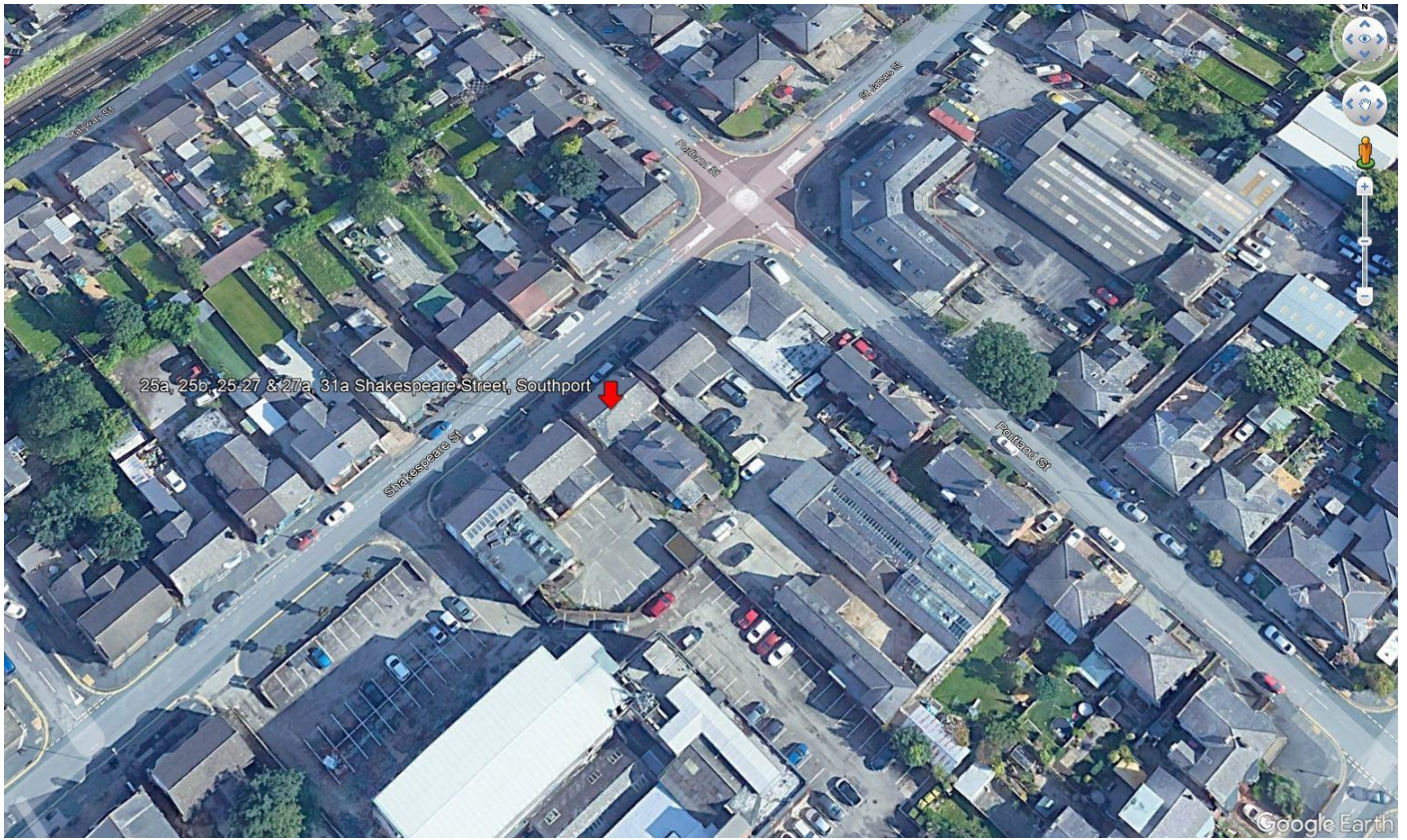
- Fully let Mixed Use Investment Property.
- Double Fronted Shop & 3 Bed Flat Above.
- 3 Bed Flat Currently on A Historic Rental Agreement.
- Current income £15,360 per annum.
- Southport town centre location.
- Approx 2,400sqft Over Ground & First Floor.
- Further details on application.



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Location: The subject property is located to Shakespeare Street within Southport Town Centre, found off Eastbank Street where it connects to Lord Street.

Situated in a primarily retail, employment and dense residential location, which is recognised in the town as an established employment and retail location, close to Southport town centre. The subject property is identified by our aerial imagery below.



Description: The property comprises of self-contained double fronted, ground floor retail unit let to an established undertakers at 25-27 Shakespeare Street, with a self-contained 3-bed flat above at 27a Shakespeare Street.



Terms: Long established tenants on historic rental agreements.

Copies of the leases are available on request, however, the rental income can be summarised as follows:

25-27 Shakespeare Street:	Undertakers	£680.00 (per month)
27a Shakespeare Street:	3-bed Flat above undertakers	£600.00 (per month)

Business Rates: We understand the tenants are responsible for business rates, however, many benefit from small business rates exemptions. From the VOA webpage, the property has the following rateable values:

25-27 Shakespeare Street	Rateable Value:	£8,100
27b Shakespeare Street	Council Tax Band:	A

Asking Price: £235,000, subject to contract.

Tenure: We are verbally advised the site is held freehold - pending written verification.

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

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

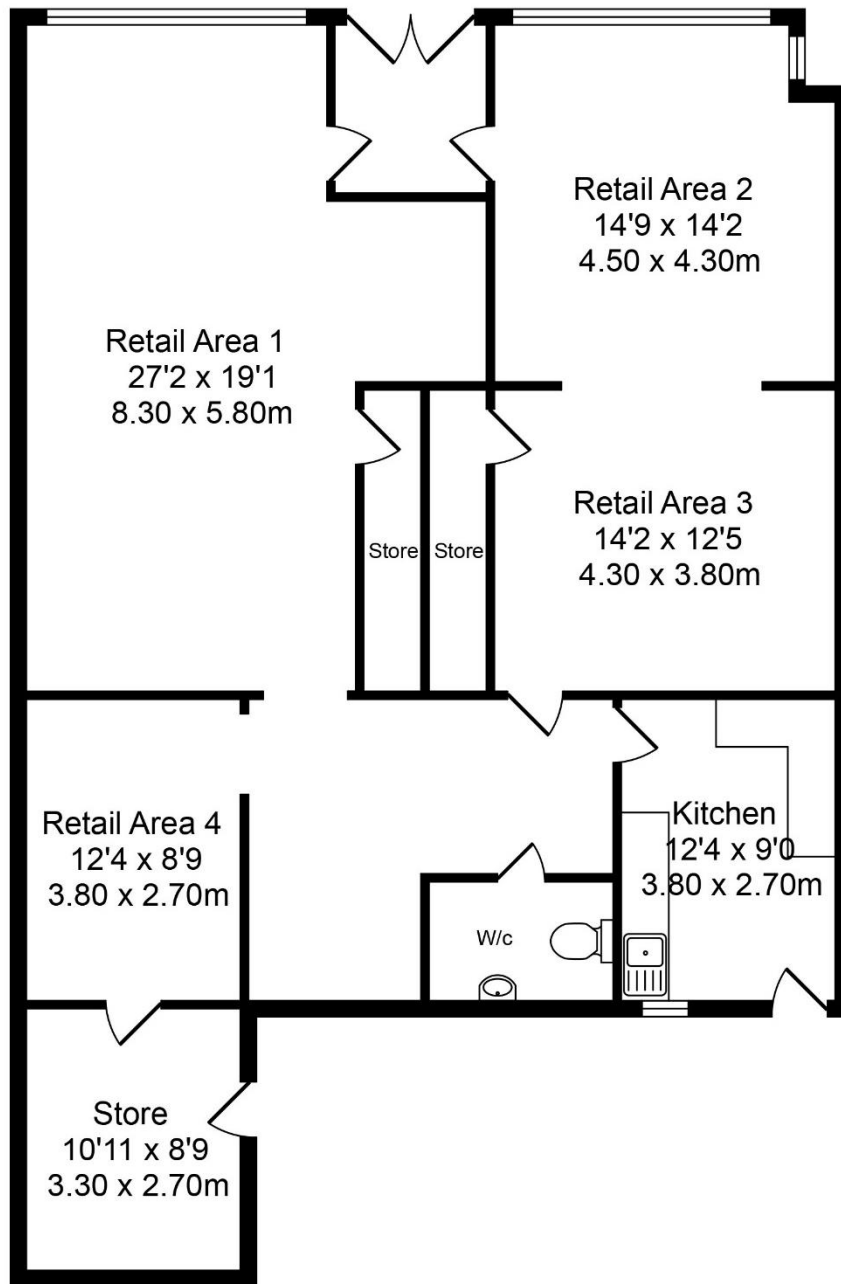
EPC: Copies of the EPCs are available on request.

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.

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

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

We understand the property extends to approx. 2,400 sqft over ground & first floor.



Details Prepared 04 April 2024

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