

Existing Tenant Unaffected by the Sale

Part Let Mixed Use Investment Property

Guide Price: £220,000

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

41,41a and 41b Hoole Lane, Banks, Southport, Lancashire PR9 8BD



- **Mixed Use Part Let Investment Property – Two Retail Units and Two Bed Flat**
- **Rear retail unit let at £6,600 per annum until 31 August 2027.**
- **Vacant front retail unit available to let at £7,500 per annum.**
- **First floor two bedroom flat vacant but historically producing £7,800 per annum on AST.**
- **Achieving £21,900 per annum when fully let giving a 10% yield.**
- **Plenty of parking (7 spaces on site)**
- **New roof costing £20,000 completed September 2021**
- **Mixed use investment property.**
- **No VAT on purchase price or rental.**

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

Location: The subject property occupies a prominent corner position to Hoole Lane within the village of Banks, West Lancashire, which in turn is situated 5.4 miles north of Southport. The property is identified on our aerial imagery below.



Description: A mixed use property comprising of two retail units and first floor two bedroom flat.

41 Hoole Lane is the front retail unit, which was previously utilised as a dog groomers, this is a self-contained retail unit with a glazed shopfront and adjacent panelled pedestrian door, with fascia signage above, leading into a primarily open plan retail area, with vinyl floor covering, emulsion walls and ceiling and recessed light fittings, in addition to plentiful power points. To the rear of the property, there is a kitchenette unit with stainless steel sink and a variety of base units, in addition to a WC and wash basin. This unit is available to let at £7,500 per annum.



41b Hoole Lane is the rear retail unit, which is a well-appointed skin / dermatology clinic let to a long established tenant, who is wholly unaffected by the sale, who in turn occupies by way of a lease at a rental of £6,600 per annum expiring 31 August 2027.

The first floor comprises of a self-contained two-bedroom flat, currently vacant, but historically let at £7,800 per annum (£650 per calendar month).



Guide Price: £220,000

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 nor the passing rental.

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

Business Rates/Council Tax: The two retail units are listed as having the following Rateable Values:

41 Hoole Lane – Rateable Value is £2,350

41b Hoole Lane – Rateable Value is £2,850

41a Hoole Lane - The first floor flat has a Council Tax Band of A.

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 14 May 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.

