

39, 41, 45, 47, 49 & 51 Weld Road, Birkdale, Merseyside, PR8 2DS

Preliminary Particulars

FOR SALE

Guide Price: £1,600,000 (No VAT)

**Total Income Approx. £146,428 p/a
With Scope to Increase**

**Viewing strictly by prior
appointment**

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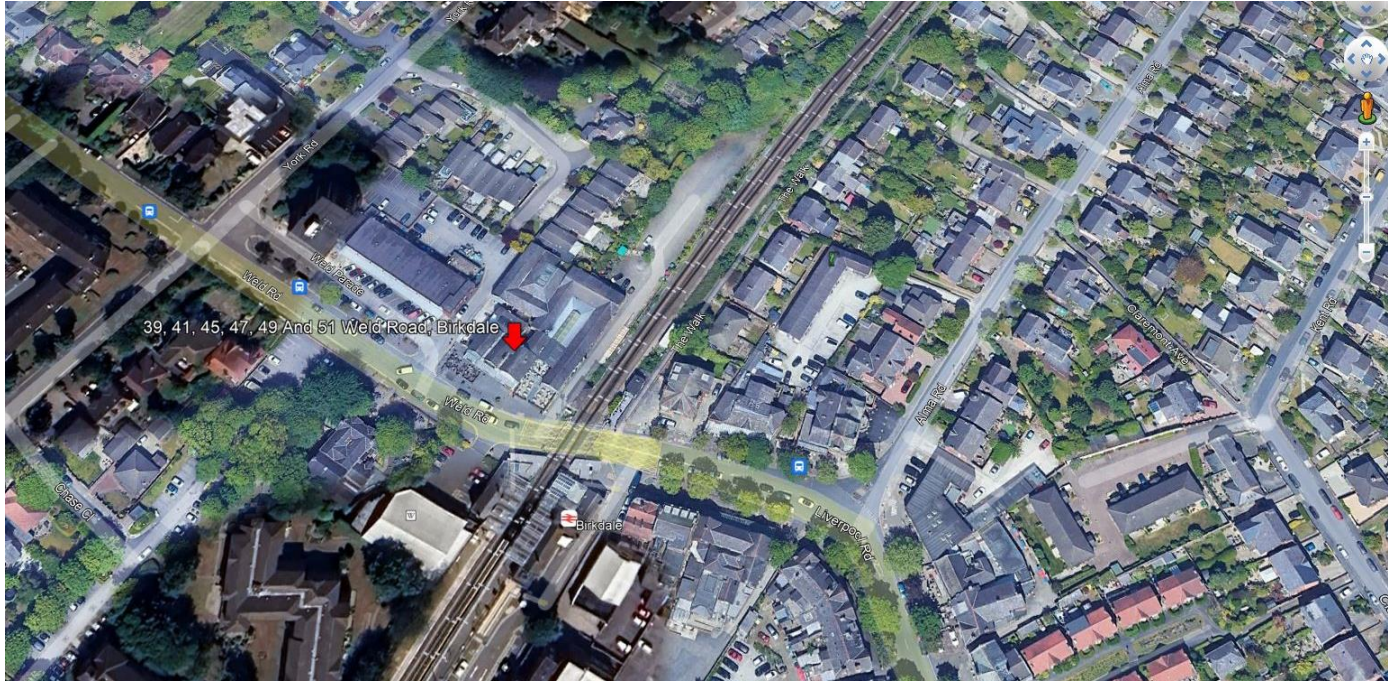
COMMERCIAL PROPERTY CONSULTANTS



Fully Let Hospitality, Leisure & Retail Investment

- ❑ Preliminary Particulars – Several New Leases Pending
- ❑ Existing Tenants Wholly Unaffected by the Sale
- ❑ Total Income Approx. £146,428 p/a - Scope to Increase Income on Rear Car Park
- ❑ Fully Let Investment by way of 10x Leases and 3x Licence Agreements
- ❑ Prime Position within Birkdale Village
- ❑ Sustainable and Fully Occupied Multi-Let Investment Property in Affluent Birkdale Village Location
- ❑ Available due to Retirement
- ❑ Please Note, 43 Weld Road (marked in blue) is in separate ownership and does not form part of this sale

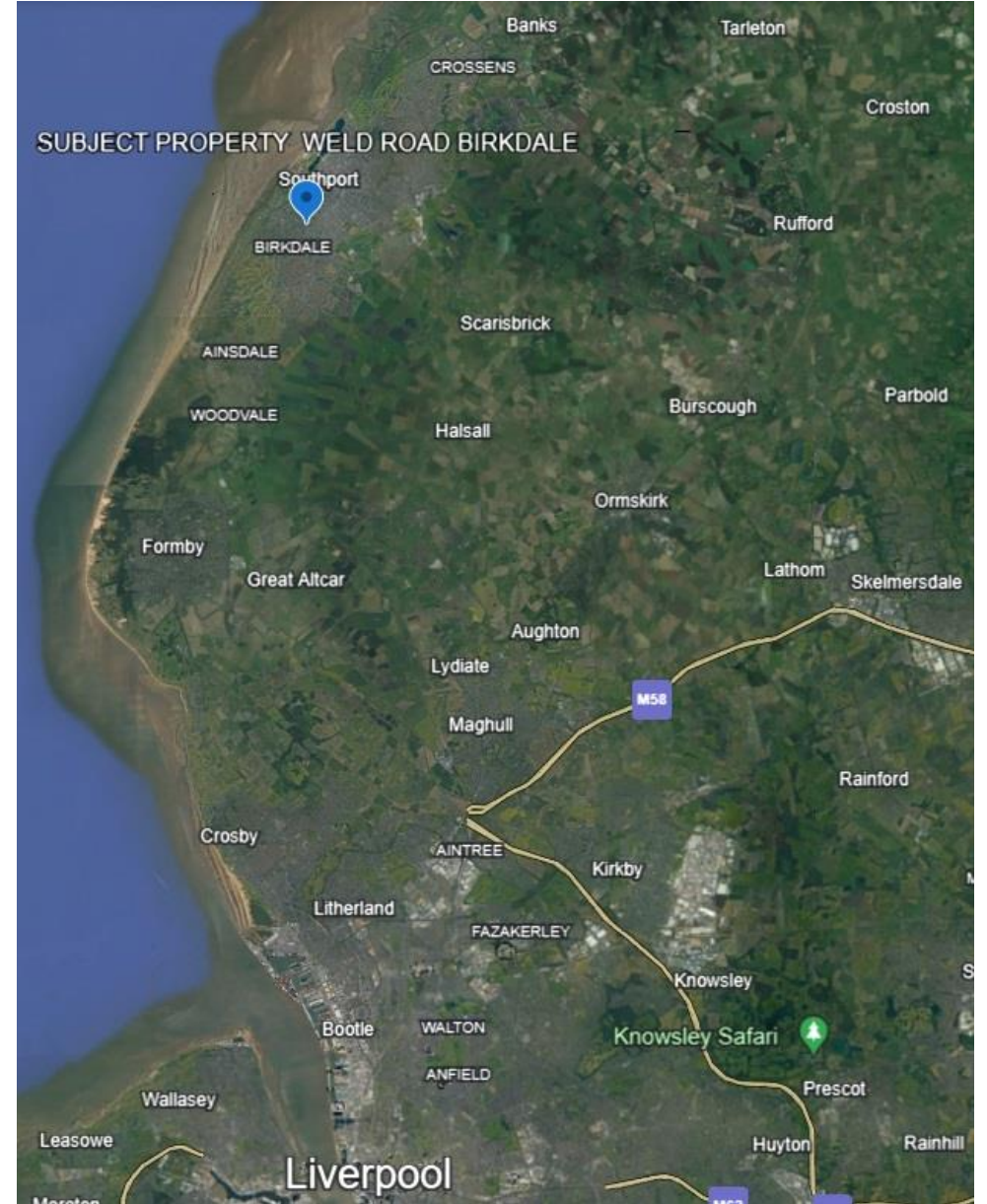




The subject property occupies a prominent position to Weld Road, which, in conjunction with Liverpool Road (a continuation thereof), is a central position within Birkdale Village.

Birkdale is a colloquially affluent area, found approximately 1 mile south of Southport Town Centre.

The subject property is identified on the aerial images, located to a central position within the village itself.



Description: Fully let hospitality, leisure and retail investment within Birkdale Village, currently producing approximately £146,428 per annum exclusive, with scope to increase income on rear car park.

39 - 51 Weld Road (excluding no. 43 which does not form part of this sale) is a block of predominantly commercial properties, adjacent to the railway line in the centre of Birkdale Village. We understand the building originally dates to around 1860, the first part being a two-storey high livery stable and small dwelling, which is now no. 51 Weld Road.

The range of buildings adjoining no. 51 Weld Road extend across the rear elevation, forming an entrance to the rear of the building. This was closed and became no. 39 Weld Road, a lock-up shop on two floors.

At the same time, a villa was built on the front of the stables and now forms 41 - 49 Weld Road.

41 Weld Road is a wine bar on the ground floor and has four letting bedrooms on the first floor. This formed half of the original villa.

43 Weld Road is a ground floor retail unit with a self-contained residential apartment above, this is in separate ownership, and **does not** form part of the property for sale.

Nos. 45 and 47 Weld Road are now occupied as a restaurant, with most of the dining facilities in the former no. 45 Weld Road, together with a suite of first floor rooms. No. 45 Weld Road is reached from an entrance and staircase from between the shops on Weld Road, and uses the first floor over nos. 47 and 49 Weld Road.

The occupiers of nos. 45 and 47 Weld Road also use a connecting rear first floor part of no. 51 Weld Road for storage and food preparation, and this area connects with an exterior fire escape staircase into the rear yard behind no. 51 Weld Road.

49 Weld Road is an independent ground floor lock-up retail unit, which is currently a barber's shop.

51 Weld Road is understood to have been a large livery stable and coach house when first built, but then become a motor garage and repair business, latterly it is divided up into four business premises. The frontage on two floors is a wine bar and restaurant, with access from Weld Road pavement across to an open hospitality area. The rear part of the building is a children's play barn and bar/restaurant reached from an open access way from Weld Road and a doorway from that paved road.

Parts of the first floor are now two separate personal fitness centres.

Behind no. 51 Weld Road is a former railway coal yard, used later for the storage of motor vehicles. The access road forms access to the tenancies at the rear of the building, with the part nearest to the back of the building used as a concessionary goods, access for storage, waste and tenants' parking.

The remainder of the site is used as a public car park operated with a camera controlled and charged tariff system, details of the income for which are detailed in the preliminary tenancy schedule.

39 - 51 Weld Road, Birkdale, Southport - Tenancy Schedule

Leases		Title	Term (see docs.)	Income	Addresses inc. (see plans for detail)
1	39 Weld Road (Chip shop)	Sub-Lease	Lease to 28/9/30**	£11,700.00	39WR (lockup shop + room above)
2	41 Weld Road (Wine bar/café)	Sub-Lease	Lease to 28/9/30**	£10,400.00	41WR (ground floor shop, etc)
3	41a Weld Road (Letting bedrooms)	Sub-Lease	Lease to 28/9/30**	£7,800.00	41aWR (first floor letting bedrooms)
4	43 Weld Road		Does not form part of the sale		43 Weld Road (shop and flat above)
5	45/47 Weld Road (Bar/Restaurant)	Sub-Lease	Lease to 28/9/27**	£9,360.00	45/47WR (GF shop+1st F rooms)
6	49 Weld Road (Barber)	Sub-Lease	Lease to 28/9/30**	£6,084.00	49WR (lockup shop)
7	39a Weld Road (Fitness Centre)	Sub-Lease	Lease to 28/9/30**	£7,800.00	39aWR (1st F suite of rooms part of 51WR)
8	51 Weld Road (Restaurant, etc)	Sub-Lease	Lease to 28/9/36	£36,400.00	51WR (part of front section 2 floors)
9	51a Weld Road (Fitness studio)	Sub-Lease	Lease to 28/9/36	£7,644.00	51aWR (1st floor rooms)
10	51b Weld Road (Playbarn café)	Sub-Lease	Lease to 28/9/36	£35,040.00	51bWR (rear section of 51 Weld Road)
11	51c Weld Road (part of 45/47WR)	Sub-Lease	Lease to 28/9/27	£6,240.00	51cWR (1st floor rear part of 51 Weld Road)
				Sub-total	£138,468.00
Forecourt Licences		Title	Term (see docs.)	Income	<p>Leases marked ** are in progress. The terms noted either have been offered by the Landlords, or agreed between Landlord and Tenant, or the leases are being drafted by solicitors. These leases are not yet legally binding.</p> <p>The forecourt of 39 Weld Road remains in the lease of 39-49 Weld Road and is maintained to provide right of way to rear yard of 43 Weld Road, and access to other adjacent tenanted properties. Area 1 of the forecourt is licenced by the tenant of Title 5 for hospitality seating @ £60 pw, and Area 2 is licenced by the tenant of Title 3 for hospitality seating for £20 pw. These licences and fees operate and are paid concurrently with the main tenant's leases.</p> <p>See copies of Seating Area Licences with Plan of Forecourt and Seating Areas.</p>
1	39 Weld Road (Chip shop)	Licence		£1,040.00	
2	41 Weld Road (Wine bar/café)	Licence		£3,120.00	
3	Rear Car Park (Assumed Income)	Licence		£3,800.00	
				Sub-total	
				Total Income	£146,428.00



GROUND FLOOR ESTATE PLAN @ 1:200

Plans by:






FIRST FLOOR ESTATE PLAN @ 1:200

Plans by:





Tenure: 39-51 Weld Road is held leasehold for a term of 999 years from 1928 from Shenstone Properties.

The ground rents for these are as follows:

39-49 Weld Road £45.24 per six months

51 Weld Road £17.47 per six months

(Owners of 43 Weld Road not forming part of the sale, pay £12.50 per six months to the owners of 39-59 Weld Road towards the ground rent).

51 Weld Road rear yard: This property is held freehold with the covenants relating to access and Network Rail boundary fence.

Please also note the vendors would propose to incorporate an appropriate overage agreement on this land pertaining to future redevelopment. Further details on application.

Please note the tenants are responsible for a contribution to landlord's building insurance premium, details of these contributions are available on request.

Guide Price: £1.6million for our client's long leasehold and freehold properties, subject to and with the aforementioned occupational subleases and licences.

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 does not apply to the rentals nor the future sale price.

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

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 26 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.