

Fully Let Mixed Use Opportunity

FOR SALE

Guide Price: £130,000

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

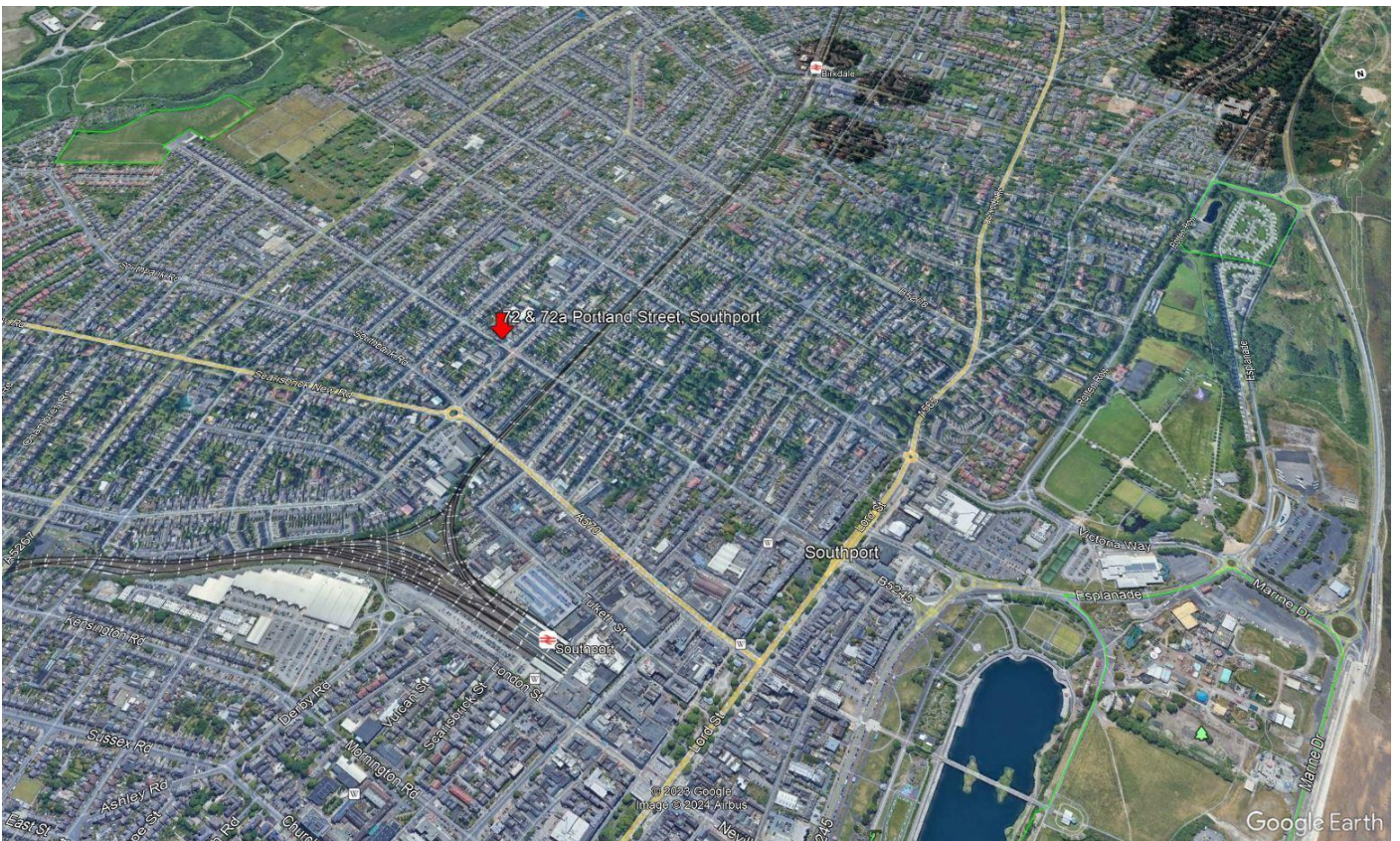
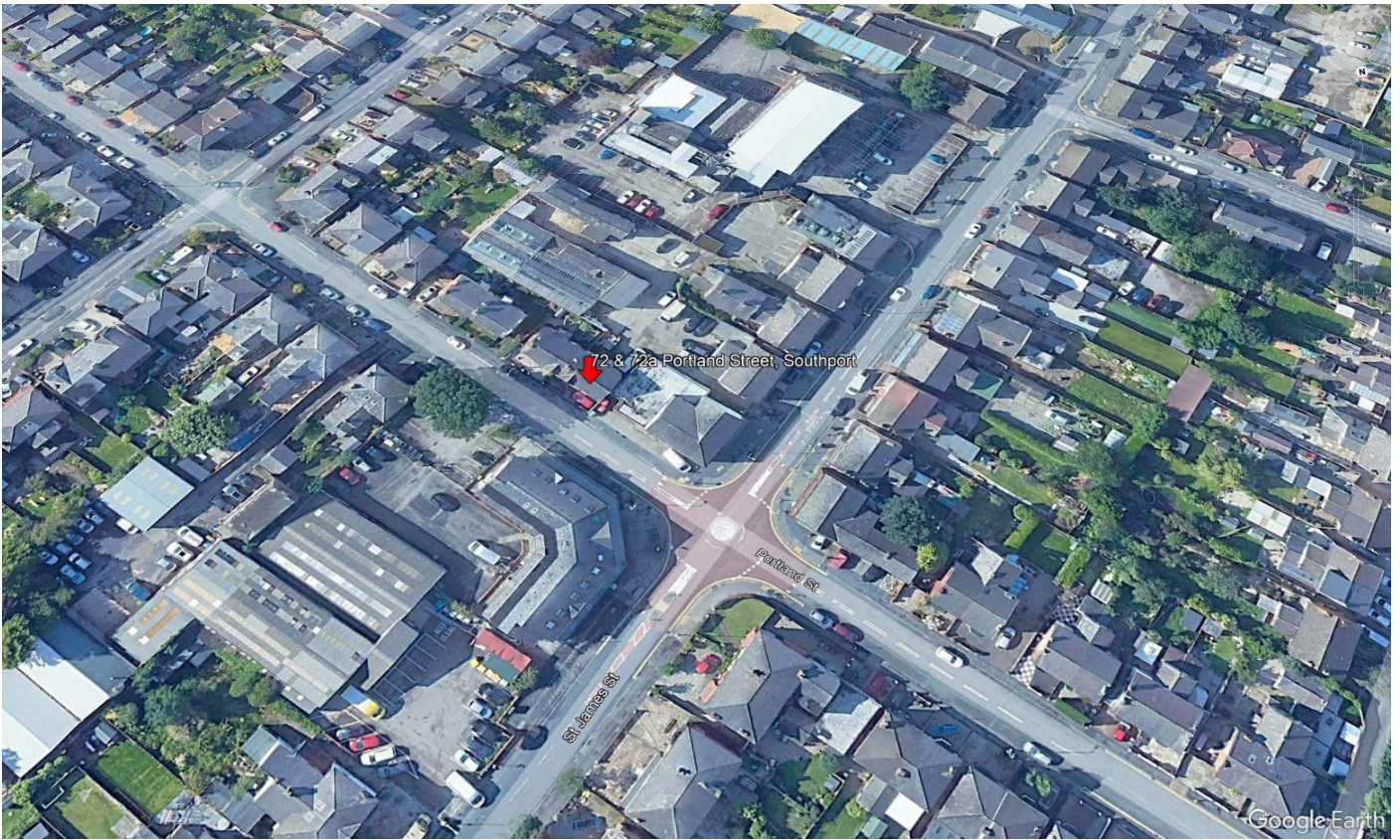
72 & 72a Portland Street, Southport, Merseyside PR8 6QX



- Fully let mixed use opportunity.
- Ground floor physiotherapy office let at £445.00 per month (£5,340 per annum).
- One bedroom first floor flat let at £435.00 per calendar month (£5,220 per annum) on an Assured Shorthold Tenancy Agreement. Both agreements have approximately 18 months unexpired term.
- Total Rental Income £10,560 per annum – Approximately 8% yield return.
- Existing tenants may consider extending their agreement.
- Approximately 1,200 square feet GIA over ground and first floor.
- Ground and first floor separately metered for utilities.
- No VAT on purchase price.

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

Location: The subject property can be found at 72 Portland Street, close to its junction with Shakespeare Street, as indicated on the aerial images below.

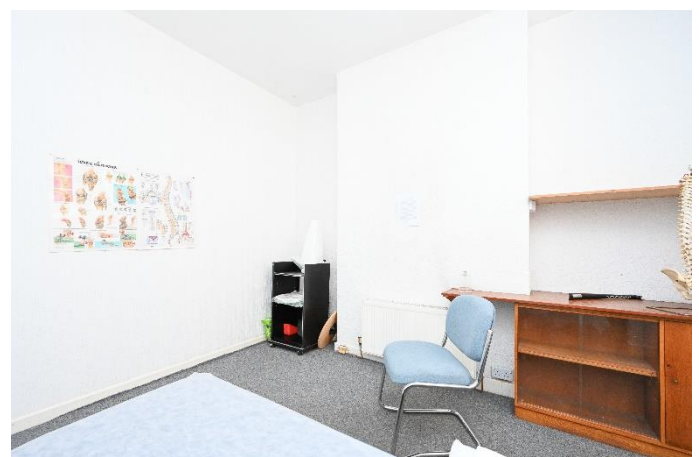


Description: Fully let mixed use investment opportunity.

This is an end terrace property, with the ground floor which is let to a physiotherapy practice, with two consultation rooms to the front, a rear office, together with separate kitchen and WC. By way of the communal reception hall, stairs lead to the separate first floor flat, which is independently metered for utilities from the ground floor, and comprises an open plan lounge, bedroom, galley kitchen and bathroom, together with exit to external fire escape.

The first floor is let on an Assured Shorthold Tenancy Agreement at £435.00 per calendar month, whereas the ground floor is let on a commercial lease at a rental of £445.00 per calendar month. Total annual income £10,560 per annum.

Both agreements have approximately 18 months unexpired, however, the tenants have mentioned that they may consider entering into longer agreements post sale completion on terms to be agreed. Copies of the Assured Shorthold Tenancy Agreement and lease for the ground floor physiotherapy practice are available on request.

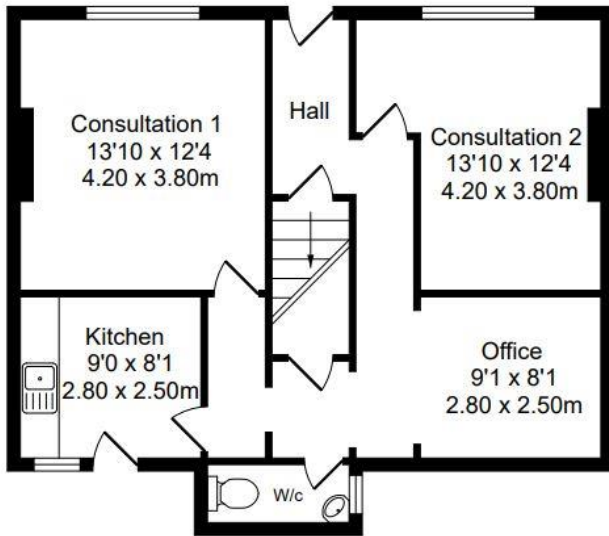




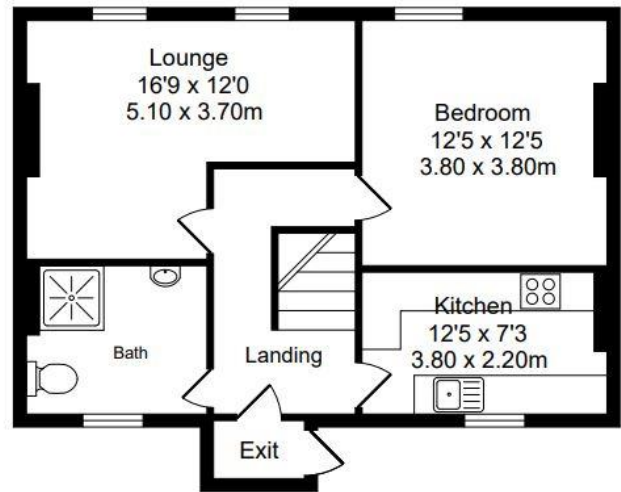
Accommodation:

Total Approx. Floor Area 1288 Sq.ft. (119.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 682 Sq.Ft (63.4 Sq.M.)



First Floor
Approx. Floor Area 606 Sq.Ft (56.3 Sq.M.)

Guide Price - £130,000 subject to contract.

Copies of the Electrical and Gas Safety Certificates, together with the Energy Performance Certificates, AST & commercial lease 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.

VAT: We understand that VAT would not apply to the purchase price.

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

Business Rates and Council Tax: The tenants are responsible for council tax/business rates if applicable, from the VOA webpage, we can see that the flat has a Council Tax Band of A, and the ground floor physiotherapy practice has a rateable value of £4,100.

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 23 May 2024

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