

On the Instructions of Jigsaw Group

FOR SALE

Residential Investment and Office  
(Former HMO) Premises

Offered with Vacant possession

Offers in Excess of £350,000

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

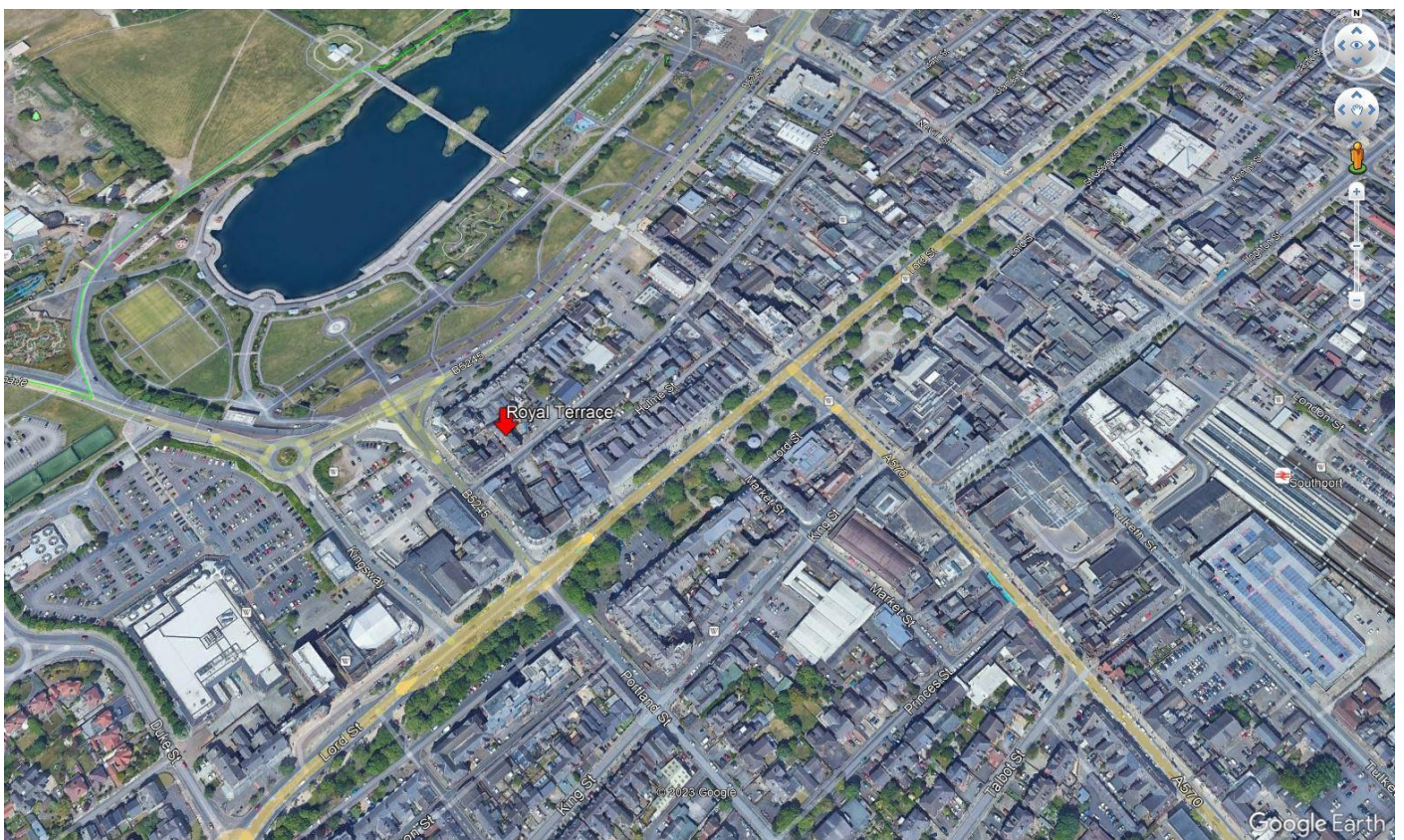
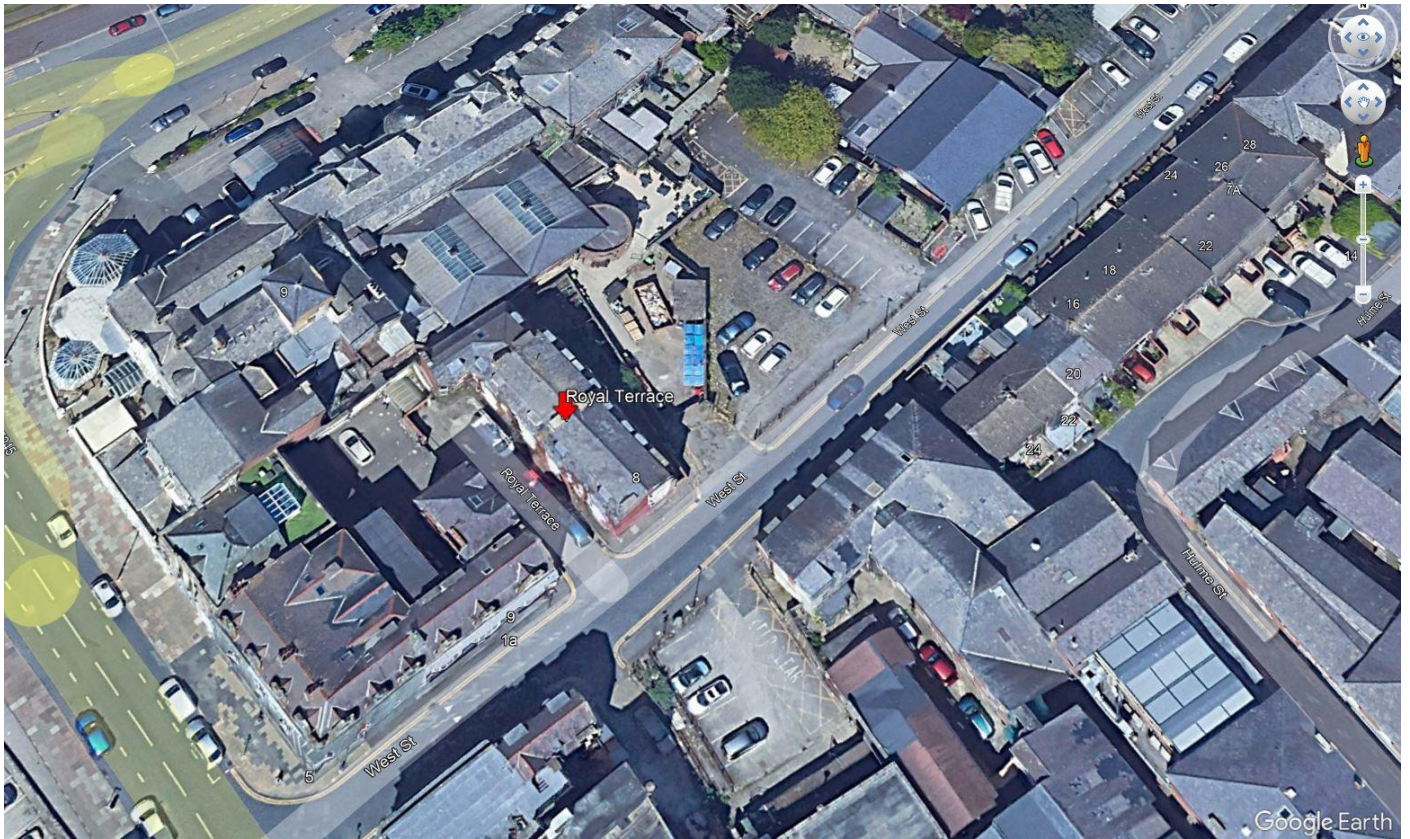
## 1-2 Royal Terrace And 5 Royal Terrace, Southport, Merseyside PR8 1QW



- 1-2 Royal Terrace - 5 x 1-bedroom flats.
- 5 Royal Terrace - currently offices, but scope for conversion back to residential - subject to the necessary consents.
- Each property constructed over three storeys plus basement and attic rooms.
- Southport town centre location.
- Offered with vacant possession.
- Tenure - 999 year long leasehold from 1898 at £14.00 per annum ground rent.

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**Location:** Royal Terrace can be found off West Street, close to Southport Town Centre. West Street runs parallel to Lord Street, the famous retail boulevard of the town and provides ready access to the public transport links and amenities of Southport Town Centre. The subject properties are identified on our aerial images below.



**Description:** The properties on offer comprise of two separate blocks, Units 1 and 2 Royal Terrace being converted into five self-contained flats, whilst Unit 5 Royal Terrace is currently office accommodation, although it has been laid out in a manner suggesting it was previously used for a house in multiple occupation (HMO).

Unit 1-2 has an entrance onto a small hallway, which provides access to a ground floor former office/void room accommodation, together with stairs to the first and second floors. The first floor provides two flats, and there are two further flats on the second floor. The third floor/attic provides a number of rooms with restricted head height used for storage.

The typical layout of each flat provides a bedroom, living room/dining room, kitchen and shower room/WC.

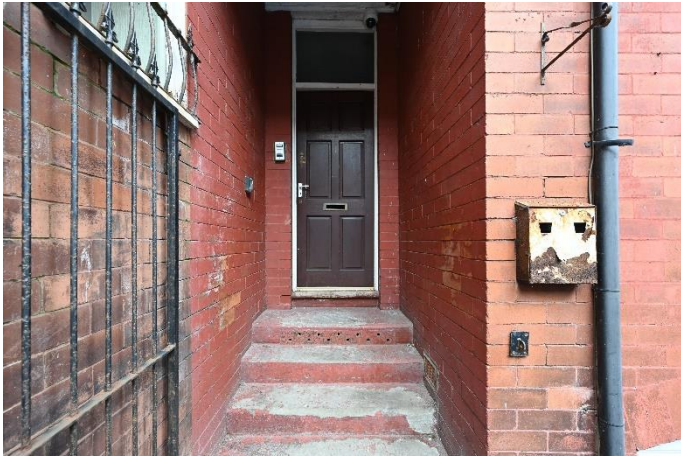




Unit 5 Royal Terrace opens into a hallway giving access into what we believe was formerly a living room, a utility room and a communal kitchen, together with stairs to the first floor.

From the kitchen, there is access to a rear yard, in addition to a door to the cellar. The first floor provides three shower rooms, together with what is an office area, together with small washroom. The second floor provides access to two rooms, a small server room and stairs to the third floor/attic. This provides one open-plan room within the roof void with restricted head height to part.

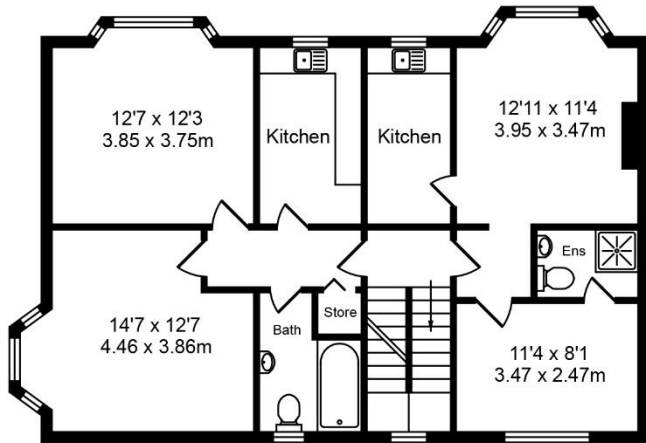
Typical specification provides UPVC double glazed windows. We understand the property has mains water, waste water, electricity and gas connection. In Units 1-2, each flat has a gas fired boiler in the kitchen (not tested) and gas central heating. In Unit 5, there appears to be one gas fired boiler within the ground floor kitchen area serving all parts.



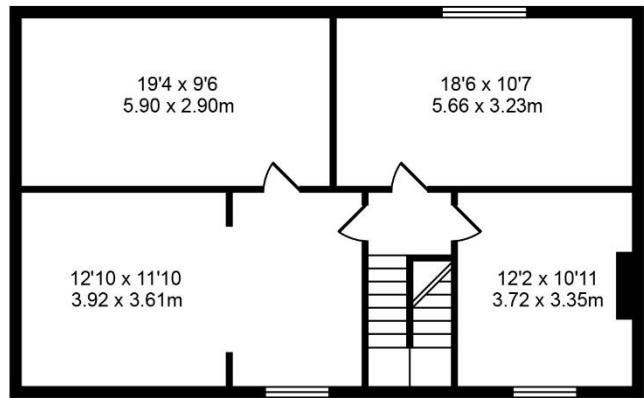


**Accommodation:** Floor plans below, not to scale, and provided for indicative purposes only.

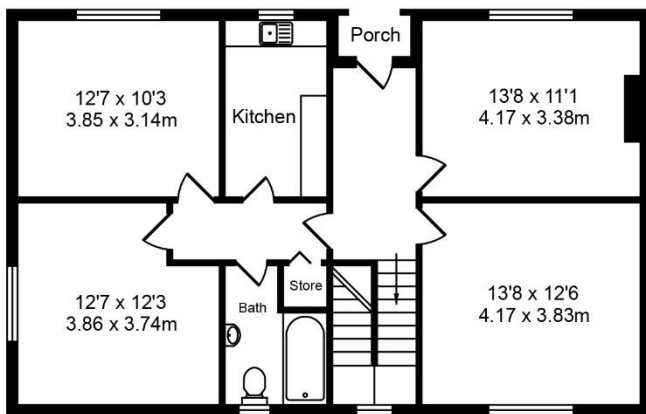
**1-2 Royal Terrace**



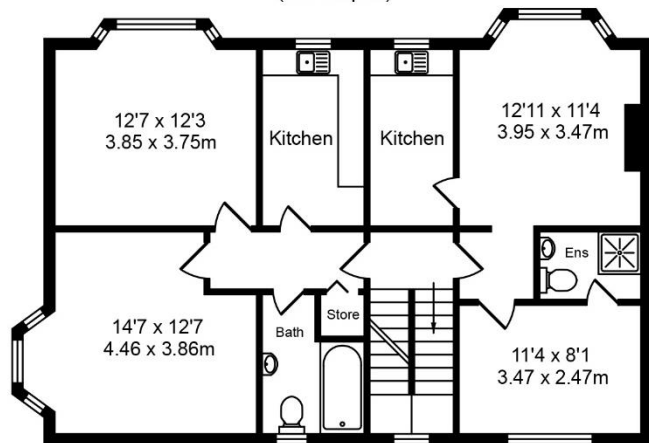
Second Floor  
Approx. Floor Area 913 Sq.Ft (84.8 Sq.M.)



Third Floor  
Approx. Floor Area 885 Sq.Ft (82.2 Sq.M.)

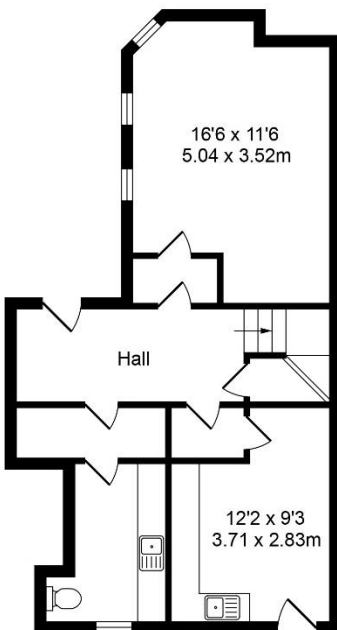


Ground Floor

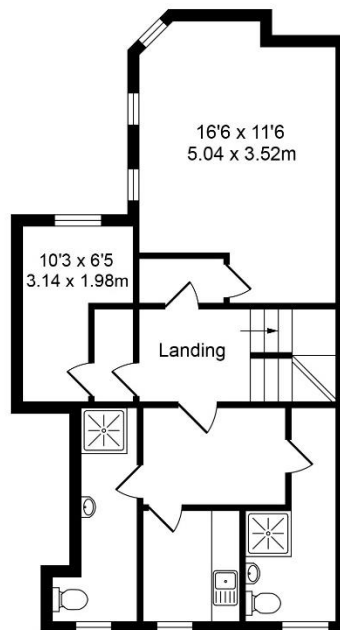


First Floor

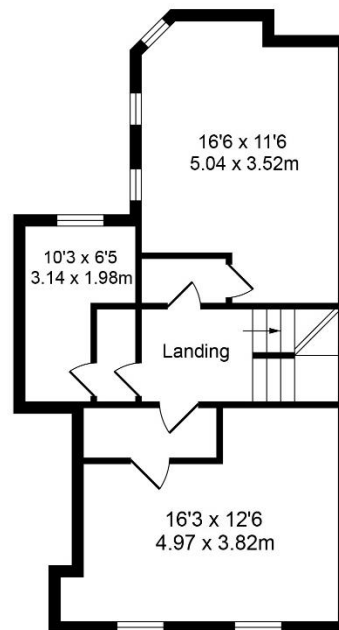
**5 Royal Terrace**



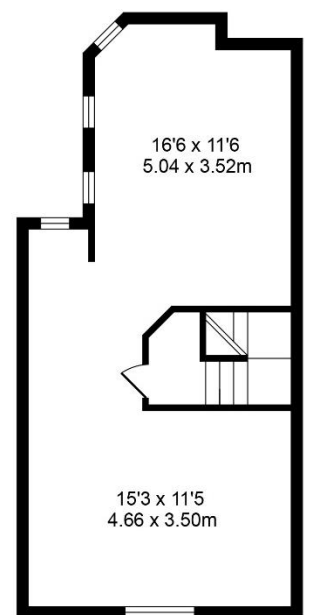
Ground Floor



First Floor



Second Floor



Third Floor

**Asking Price:** Offers in excess of £350,000

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

**Tenure:** We understand the property is held on a 999 year long leasehold from 1898, at a ground rent of £14.00 per annum.

**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.

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

**Business Rates:** 5 Royal Terrace (Office and Premises) - Rateable Value: £10,250

**Council Tax:** Flats 1-5 Royal Terrace - Council Tax Band 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 15 July 2024**

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