

FOR SALE

Former Club Premises

Guide Price: £595,000

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**20/22 Bath Street, Southport, Merseyside PR9 0DA**



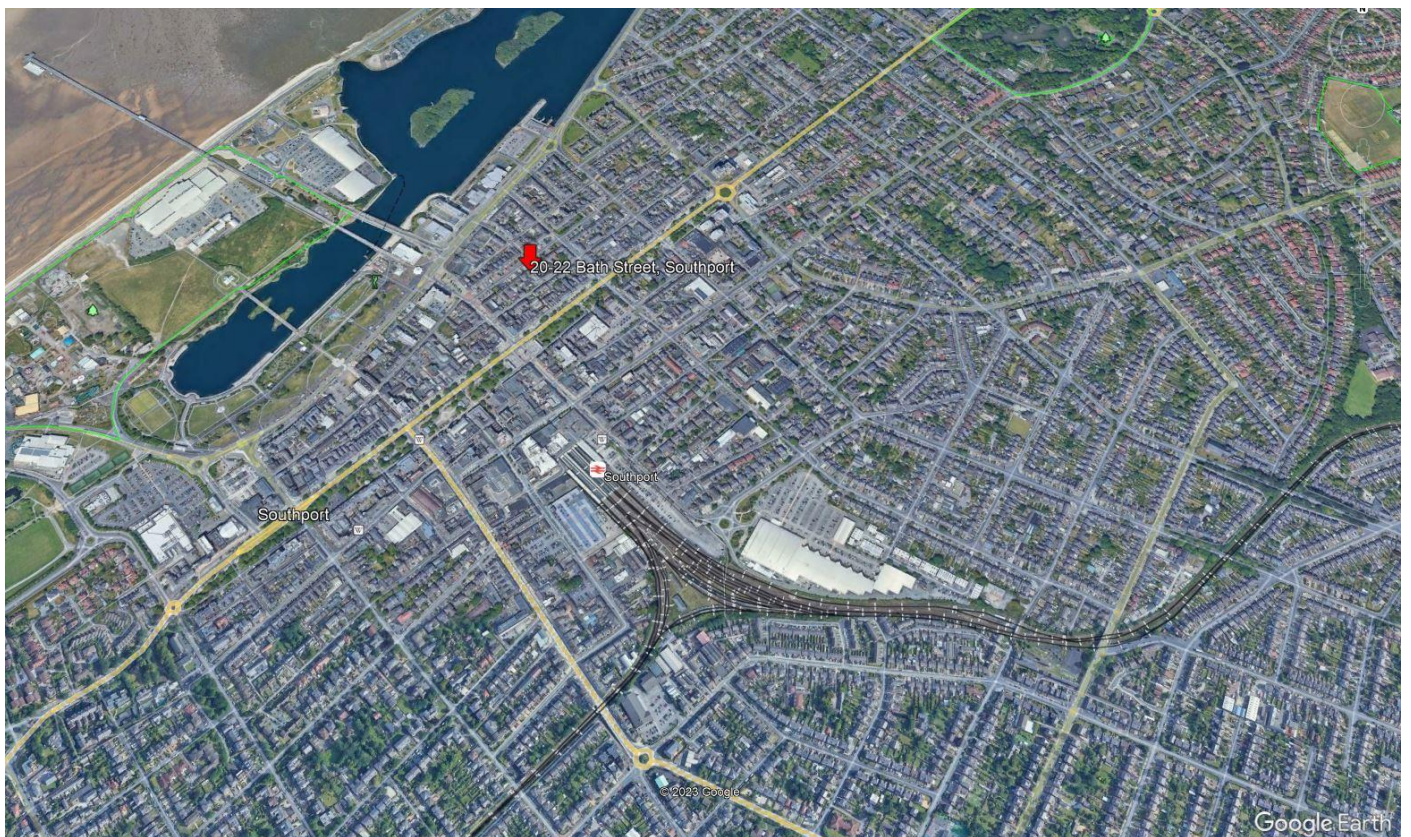
- **Former Club premises - extending from Bath Street to Stanley Street.**
- **Potential Redevelopment Opportunity - subject to the necessary consents.**
- **Comprising of two self contained premises to the Bath Street and Stanley Street elevations.**
- **Offered with vacant possession.**
- **Freehold.**
- **Southport Town Centre location.**
- **Scope for Alternative Uses.**
- **No VAT on purchase price.**



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**Location:** The subject property occupies a prominent position to Bath Street, just off Neville Street, which in turn connects Lord Street through to the Promenade within Southport town centre. As indicated on the aerial image below.





**Description:** Ornate two storey former Conservative Club with parking off Bath Street, in addition to a further self contained property off Bath Street.

Offering potential for redevelopment or alternative uses the substantial freehold property is offered with vacant possession.

From Bath Street an entrance hall leads into a foyer area with stairs leading to the first floor.

Off the main foyer is a bar and lounge area, ladies and gents w.c.'s, office and meeting room in addition to the main function room area to the rear.

The first floor area provides a large snooker room, with bar, separate pool table area, meeting room, store and gents w.c.









From the Stanley Street elevation is a separate two storey self contained property which was originally built as office accommodation for the Conservative Club, but in more recent times has been occupied by dance and theatre type club uses, utilising the primarily open area for rehearsal spaces.

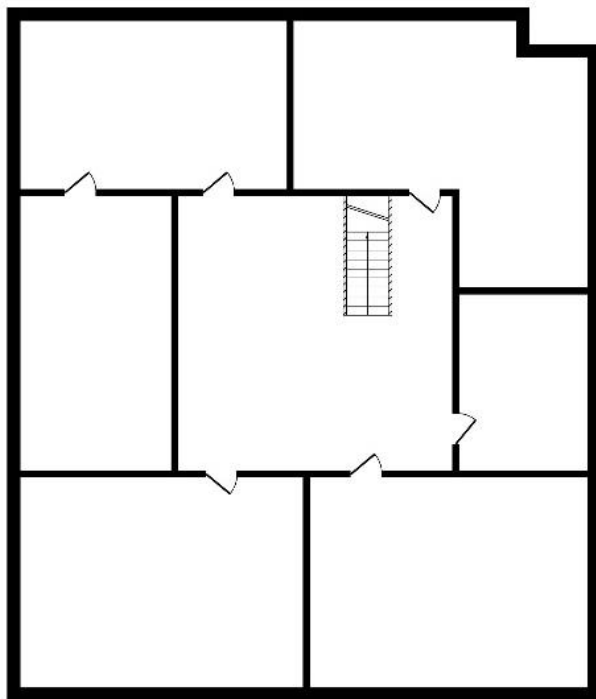
Offered with vacant possession on completion both properties offer alternative use, conversion or complete redevelopment potential subject to necessary consents.



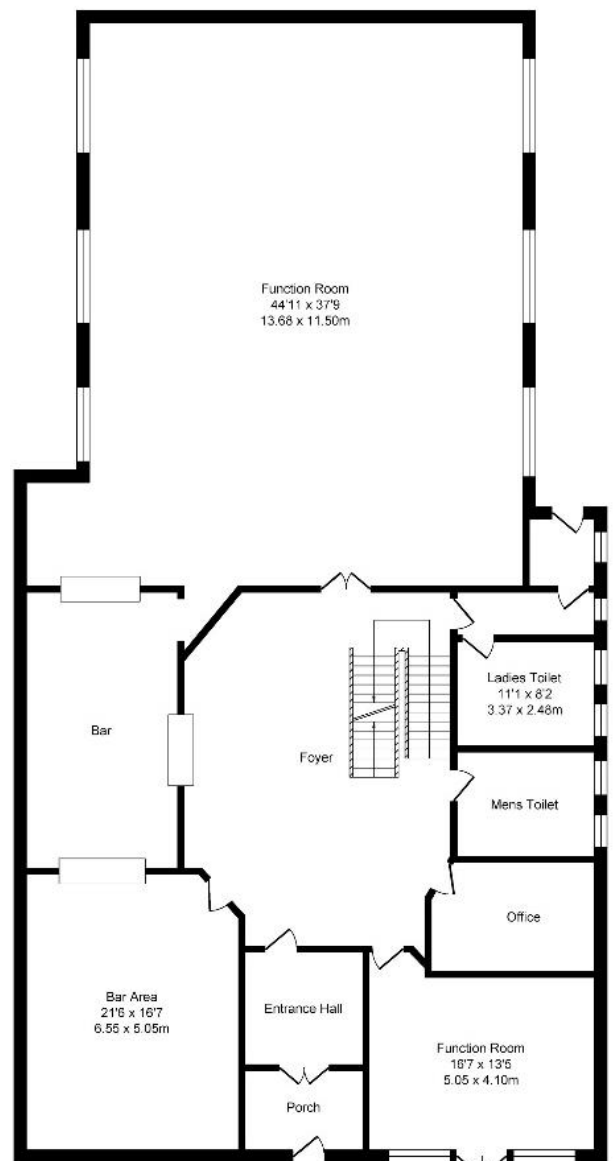


**Accommodation:** Floor plan not to scale and provided for indicative purposes only.

**Bath Street**

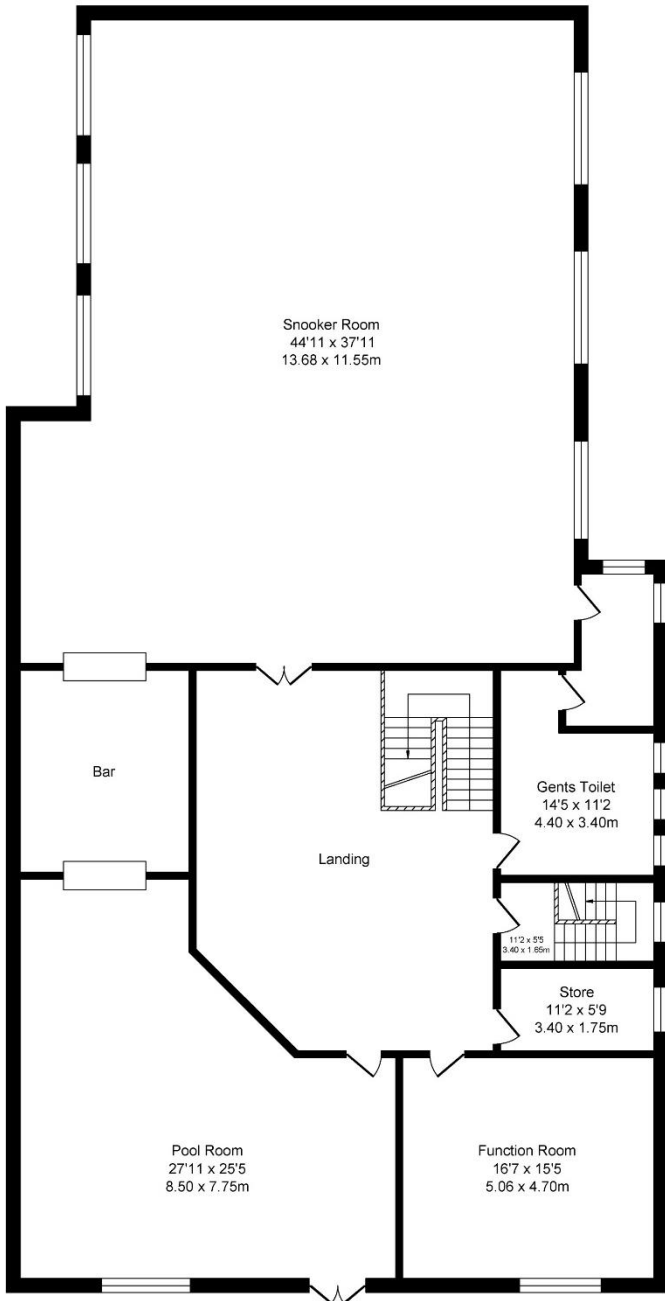


Cellar

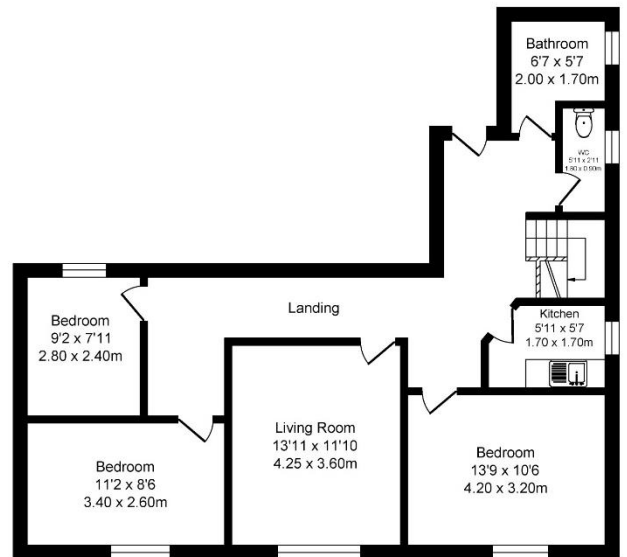


Ground Floor



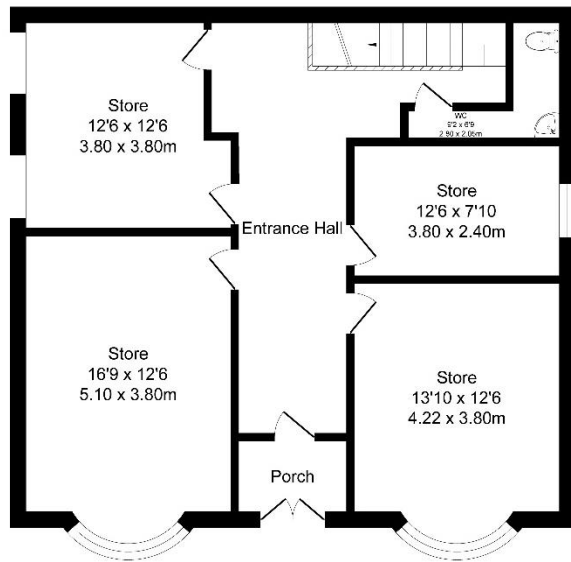


First Floor

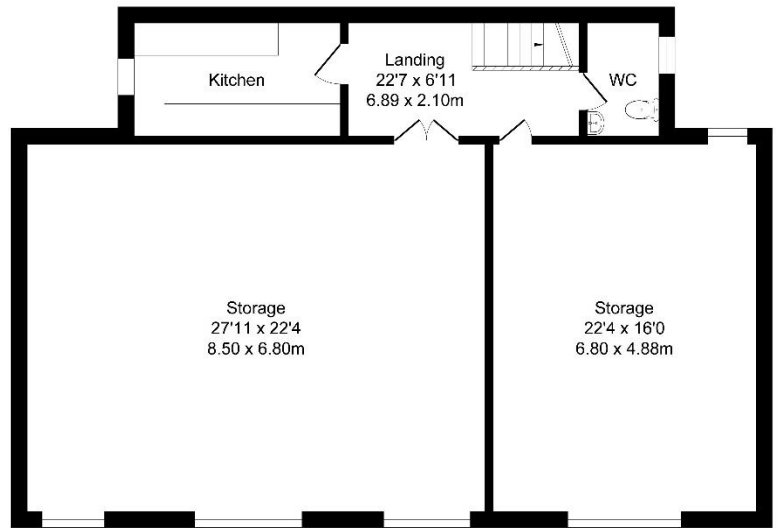


Second Floor

## Stanley Street



Ground Floor



First Floor

**Tenure:** Freehold - copies of the land registry entries are available on request.

**Guide Price:** £595,000

**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 that VAT will not apply to the purchase price.

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

**Business Rates:** The property has two entries in respect of Business Rates:

20-22 Bath Street      Rateable Value: £13,750

Stanley Street      Rateable Value: TBC

**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 July 2024

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