

Fully Let Mixed Use Investment
Property

*Existing Tenants Unaffected by the
Sale*

Guide Price: £650,000

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

59 Station Road, Ainsdale, Southport, Merseyside PR8 3HH



- Existing Tenants Unaffected by the Sale.
- Established Cafe/Retail Tenant (Registered Charity) £22,000 per annum exclusive.
- 10 year lease from 2022.
- Two Large Refurbished 3 Bed Apartments at First and Second Floors.
- Independently Accessed off Chesterfield Road.
- Let on AST's £940 pcm and £995 pcm respectively.
- No VAT on Purchase.
- Highly Prominent Corner Position within Ainsdale Village, opposite Ainsdale Station.
- Substantial Property constructed over basement, ground, first and second floors (and part loft room)
- Extending to over 6,800 sq ft GIA

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Location: The subject property occupies a prominent corner position within Ainsdale village, located at the juncture of Station Road and Chesterfield Road, opposite the train station as indicated on our aerial images.



Description: Fully let mixed use investment property situated within the centre of Ainsdale Village.

The ground floor and basement is occupied by Me Cycle Café and Retail Unit, which benefits from return frontage from Station Road and Chesterfield Road.

Double pedestrian door leads into the open plan café area with bar, exposed timber floor, columns and ducting, pendant light fittings and w.c.

There is also a rear bike workshop area from which stairs lead down to the large basement.

From Chesterfield Road there is a dedicated entrance into the residential upper floors. The first and second floors each have a substantial three bedroomed apartment extending to over 1,500 sq ft each and providing an inner hall, kitchen dining area, large bathroom, storage area, and utility room and office (ff only). Both apartments have recently been completely refurbished.

From the second floor landing is a currently non demised loft room with external access to the roof terrace.





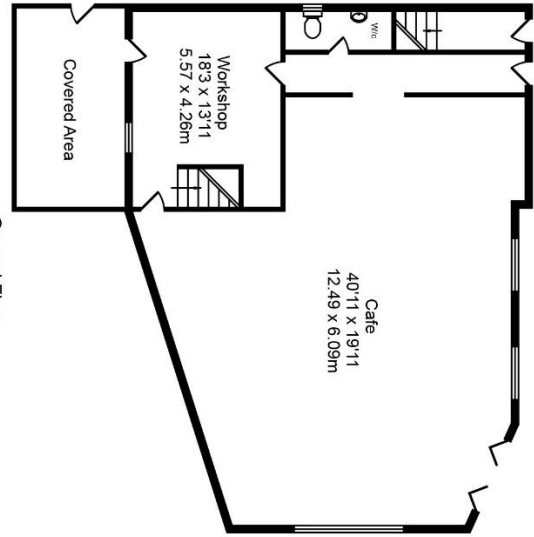
Flat 1



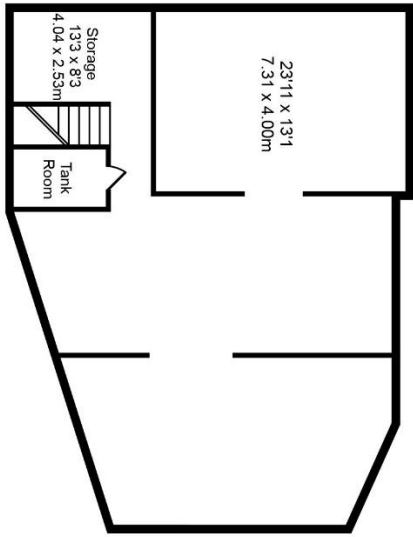
Flat 2



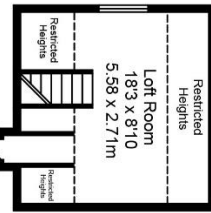
Accommodation: Floor plan below - not to scale and provided for indicative purposes only.



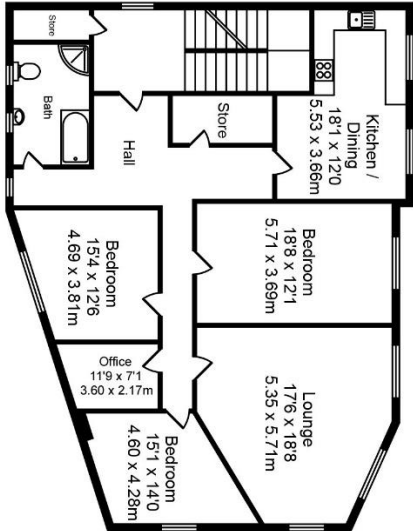
Ground Floor
Approx. Floor Area 1640 Sq.Ft (152.4 Sq.M.)



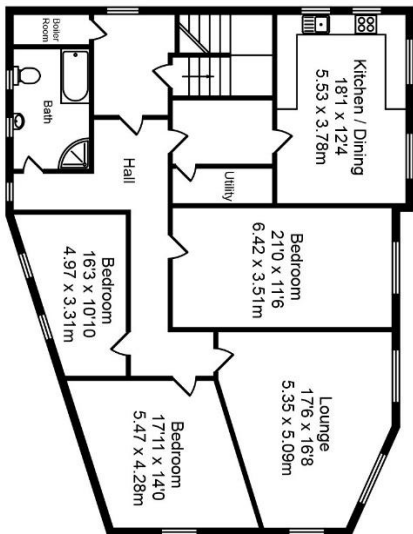
Basement



Loft
Approx. Floor Area 334 Sq.Ft (31.0 Sq.M.)



First Floor



Second Floor

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

Tenure: We understand the property is held 999 year long leasehold subject to a £10 a year ground rent.

Commercial Tenancy

First Floor - AST £940 pcm

Second Floor - AST £995 pcm

Copies of the lease and AST agreements are available upon request.

Business Rates: The ground floor has a Rateable Value of £17,000.

Council Tax: 1st Floor – 1b Chesterfield Road – Band A, 2nd Floor – 1b Chesterfield Road – Band A

Guide Price: £650,000

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.

Legal: All parties are 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 24 July 2024

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