



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Promenade

Southport, PR8 1QU

**Offers In Excess Of £800,000**

\*\*\*DEVELOPMENT OPPORTUNITY\*\*\* \*\*FULL PLANNING PERMISSION GRANTED\*\*\* \*\*PLANNING FOR 9 LUXURY APARTMENTS\*\*\* \*\*TOWN CENTRE LOCATION\*\*\* \*\*

Flexi Agent are extremely proud to present this amazing development project to the open sales market. Rarely do highly profitable opportunities like this present themselves, with the chance to restore one of Southport's most iconic seafront properties to its former glory. This property was previously a hotel, amongst other uses and now, a full restoration is on offer to convert this stunning residence into separate, bespoke dwellings.

The property is situated over six floors, which is compartmentalised into 9 apartments. Each apartment offers square footage which can't be rivalled locally, whilst enjoying breath-taking views over Southport's enviable Marine Lake & Promenade boulevard. Sea views are also on offer, alongside impressively spacious communal hallways with planning PASSED for a lift to access each floor individually.

Flexi Agent have assessed the resale opportunity for a prospective purchaser and present values between £250,000 - £300,000 based on final specifications & square footages - making this a very lucrative investment for an aspirational developer / builder.

The property is available for purchase with no onwads chain.

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Full planning GRANTED
- Planning for 9 residential apartments
- Unique development opportunity
- Builders & developers dream!
- Stunning marine lake & sea views
- Desirable central location
- An aspirational scheme
- Planning passed for a lift
- No chain
- Viewing is available immediately by appointment



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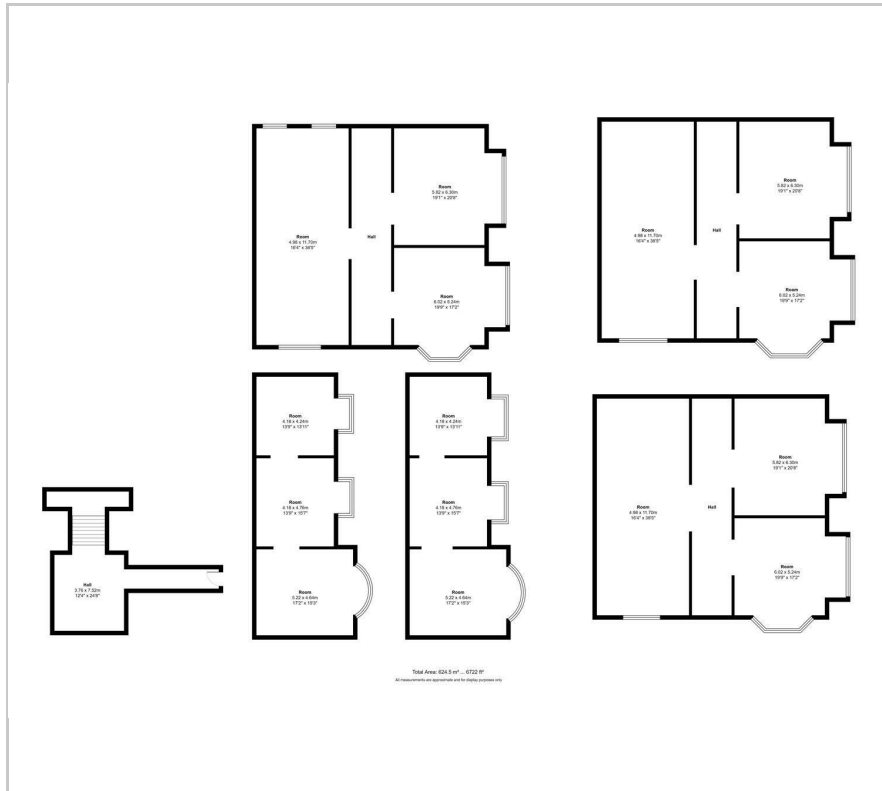


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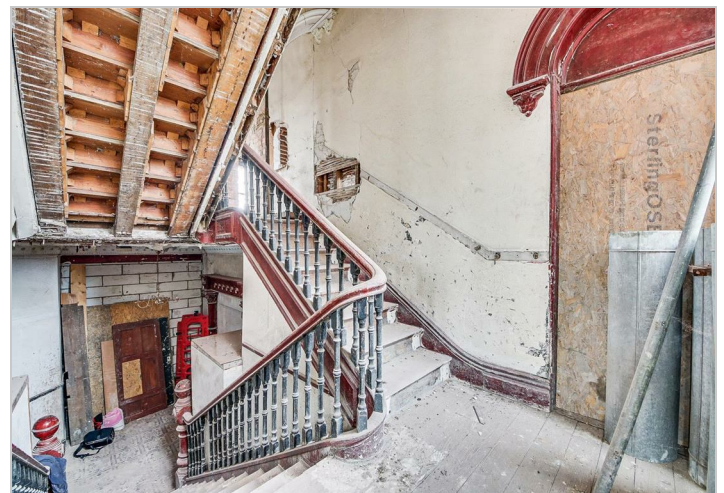
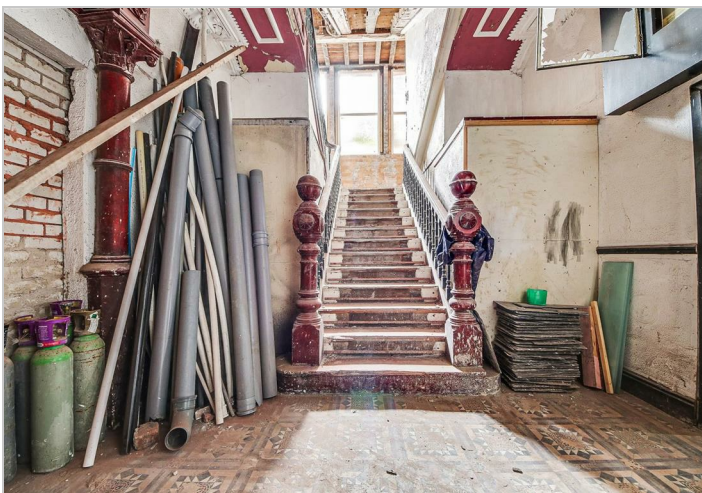
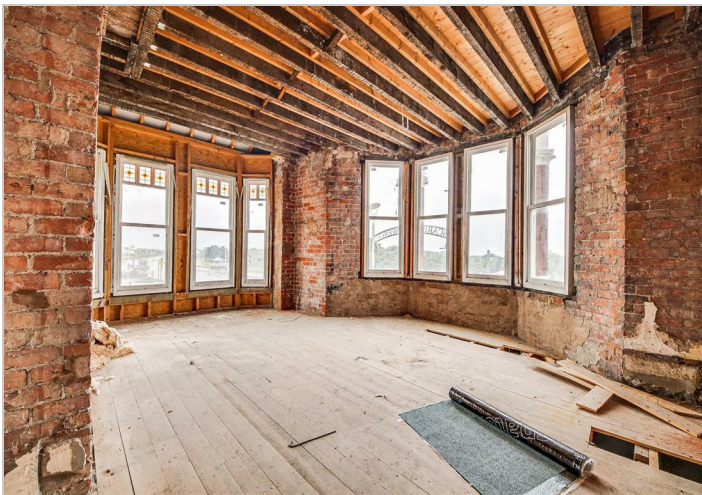
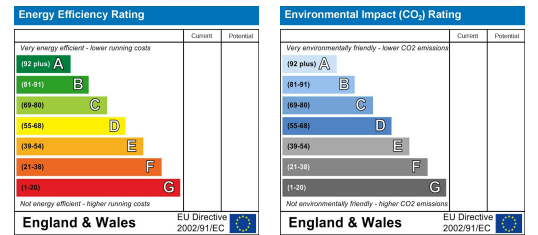
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.