



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Scarisbrick Avenue

Southport, PR8 1NW

**Offers In Excess Of £230,000**

\*\*\*\*\*AVAILABLE FOR PURCHASE WITH NO ONWARDS CHAIN\*\*\*\*\*

A FANTASTIC OPPORTUNITY INVESTMENT WITH A SHOP ON THE GROUND FLOOR AND THREE SEPARATE APARTMENTS ABOVE.

EXCELLENT OPPORTUNITY FOR A 11.5% CIRCA YIELD!

This property is located in the heart of Southport being on the doorstep of all of Southport's hotspot attractions such as The Promenade, Ocean Plaza & the historic Lord St which is filled with a wealth of amenities with the likes of shops, bars, boutiques, restaurants, clubs, travel links & much more.

This four storey property presents a shop to the bottom floor that reaches 31'6ft to the back of the establishment. To the foundations of the property, with stair access from the shop floor there lays two underground basement storage rooms and a WC.

To the flats above, flat one briefly comprises; an entrance hall, spacious living room, shaker style kitchen, cosy bedroom and a three-piece bathroom.

Flat two briefly comprises, an entrance hall, bedsit with a part carpeted area, a one-wall shaker style kitchen with integrated appliances and a white three-piece bathroom.

- Terrace block of flats
- Three apartments
- Shop Floor
- Four Storey Property
- Multiple underground storage rooms
- Duplex apartment
- FREEHOLD
- EXCELLENT OPPORTUNITY FOR A 11.5% CIRCA YIELD!
- This property is located in the heart of Southport being on the doorstep of all of Southport's hotspot attractions
- Viewings available upon request.

### 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.



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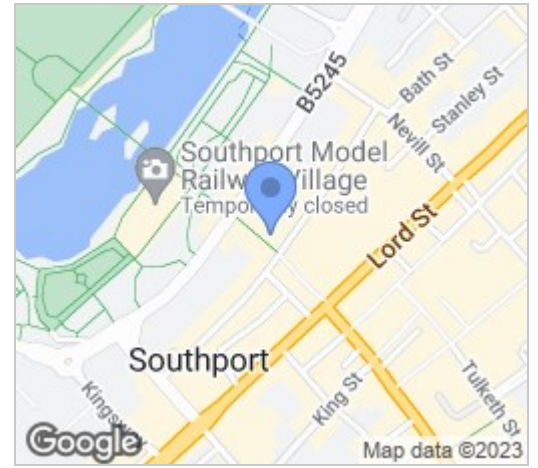




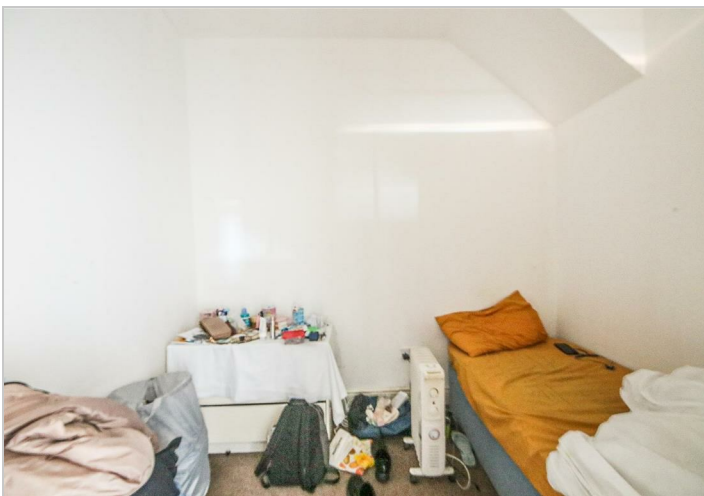
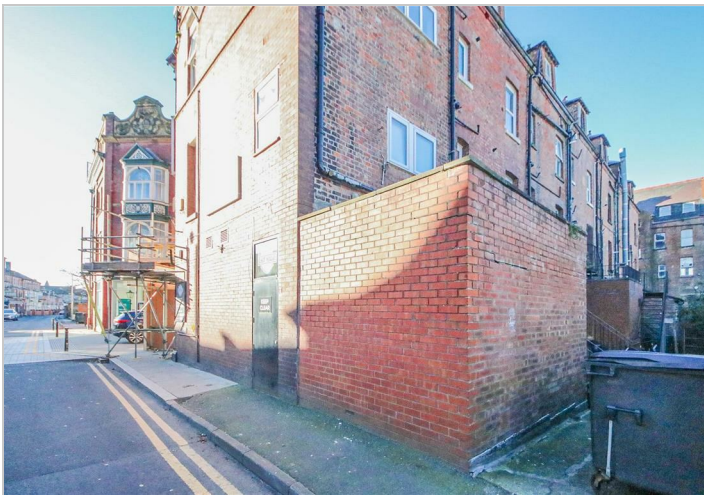
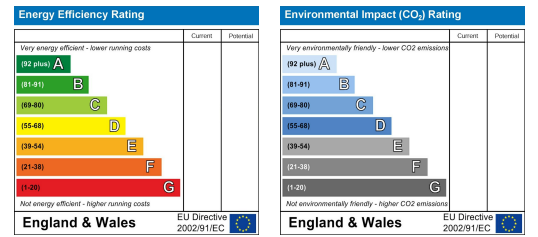
## Floor Plan



## 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.