



FLEXIAGENT

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Scarisbrick Street Southport, PR9 0TU Guide Price £260,000

FOR SALE BY AUCTION

AUCTION START TIME: 10AM THURSDAY 26TH JUNE 2025

AUCTION END TIME: 1PM THURSDAY 26TH JUNE 2025

INVESTORS ALERT - Guide £260,000 / Reserve £270,000

Flexi Agent is proud to present this fantastic investment opportunity to the open market. This spacious building is currently divided into five apartments, with the potential to be reconfigured into six, and offers excellent scope for refurbishment and modernisation. The layout also makes it highly suitable for multi-generational living, providing separate yet connected spaces for extended family. Additionally, the individual apartments can be split into separate titles, offering further flexibility and investment potential.

Importantly, the property qualifies for the non-residential Stamp Duty Land Tax (SDLT) rate—currently under 1%. Ideally located on Scarisbrick Street, it is just moments from Southport Train Station and the high street, which offers a wide variety of cafés, shops, bars, and other local amenities.

Apartment One consists of a front lounge with a bay window, a kitchen with a pantry, two double bedrooms, and a

- Six apartments, Semi detached, Circa 3370 sqft
- ***FOR SALE BY AUCTION***
- Guide price £260,000 / Reserve price £270,000
- The property also benefits from a valid HMO licence
- The apartments can be split into separate titles
- Suitable for multi-generational living
- Fantastic location
- Rear garden with potential
- Off road parking available
- 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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Unit 1 (Left):
 Bedroom: 10'0" x 12'0"
 Bathroom: 5'0" x 7'0"
 Kitchen: 10'0" x 12'0"
 Living Area: 10'0" x 12'0"
 Total Area: 310.0 sq. ft.

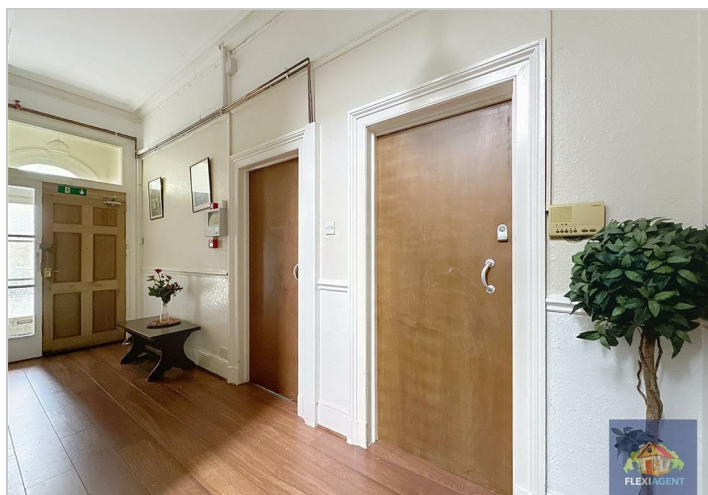
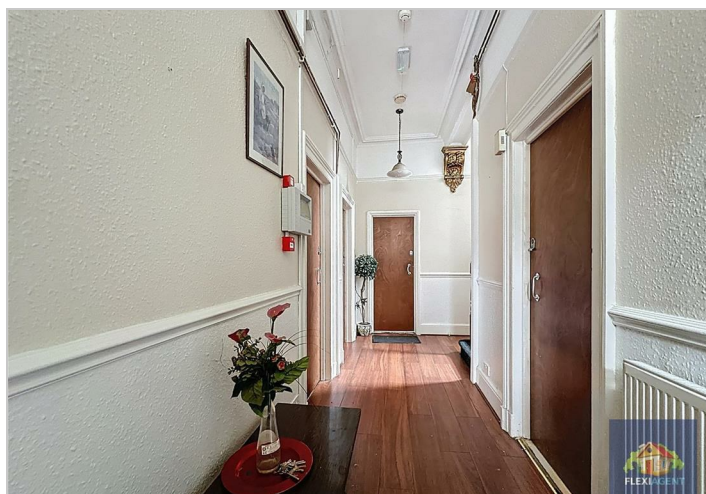
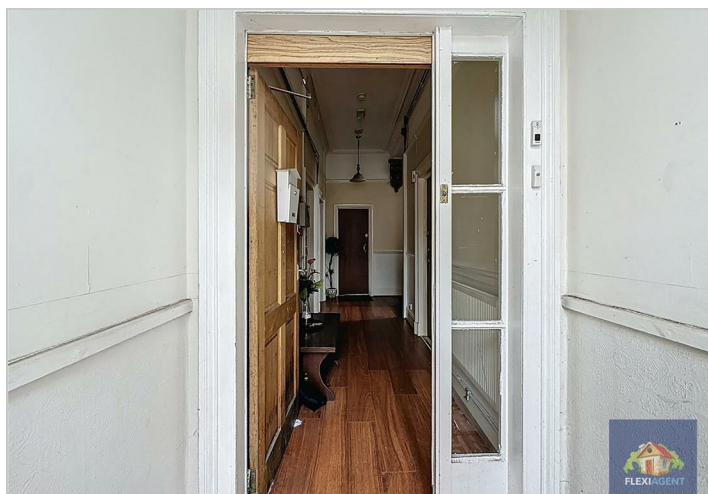
Unit 2 (Middle):
 Bedroom: 10'0" x 12'0"
 Bathroom: 5'0" x 7'0"
 Kitchen: 10'0" x 12'0"
 Living Area: 10'0" x 12'0"
 Total Area: 310.0 sq. ft.

Unit 3 (Right):
 Bedroom: 10'0" x 12'0"
 Bathroom: 5'0" x 7'0"
 Kitchen: 10'0" x 12'0"
 Living Area: 10'0" x 12'0"
 Total Area: 310.0 sq. ft.

Overall Dimensions: 31'0" x 31'0"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
<p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2006/41/EC	



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