



2 and 4 St James Street  
Southport PR8 5AE  
Offers Over £450,000





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For Sale by Private Treaty, 2 & 4 St James Street and 9 & 11/11A Bridge Grove - Freehold Investment Opportunity.

What an opportunity of 4 retail shops (one let) and one 3 bedroom flat (11a) let on an AST at £8100 per annum (last rent increase for the flat March 2023). The empty units being 2 St James Street and 9 & 11 Bridge Grove comprised of one retail unit, one hot food takeaway and cafe. No. 11 requires complete refurbishment and offers the option to form a flat on the first and second floor.

Number 4 St James Street is let out comprising as retail unit to the Ground Floor and vacant flat above (requires modernisation). The tenant is at present negotiating with our client for a new lease for 10 years with reviews every third year. They have indicated that as they do not use the flat above they would consider handing this back to a new owner. Once all let and refurbished they will provide a good annual income.

The premises occupy a prominent corner position on the edge of Southport Town Centre.

NB: The tenant in Number 4, has agreed to rent Number 2 for a period of 10 years (£6250 per annum) along with a renewal of the lease on Number 4 (£8700 per annum).

Tenure: Freehold  
Council Tax: Sefton Council

- Four Retail Units
- 1 Flat Let plus 1 Shop
- Refurbishment to Number 11 required
- Great Potential
- Freehold
- Take a closer look

## 2 James Street

Corner Unit ( Two Windows) - 22'6" x 16'3" = 366 sq.ft.

## 4 St James Street

Double Frontage (Originally 2 Units)

14'9" width x 15'9" depth  
13'3" width x 15'9" depth  
(439 sq.ft.)

Rear Room 12'6" X 11'6" = 137 sq.ft.

Store Area 12'2" x 5'8" = 69 sq.ft.

Stairs to:

Flat above Vacant - Comprising:

Landing, Hallway to Outside Stairs, Lounge, Dining Room, Bathroom (at present is a Store Room)  
Kitchen and Bedroom.

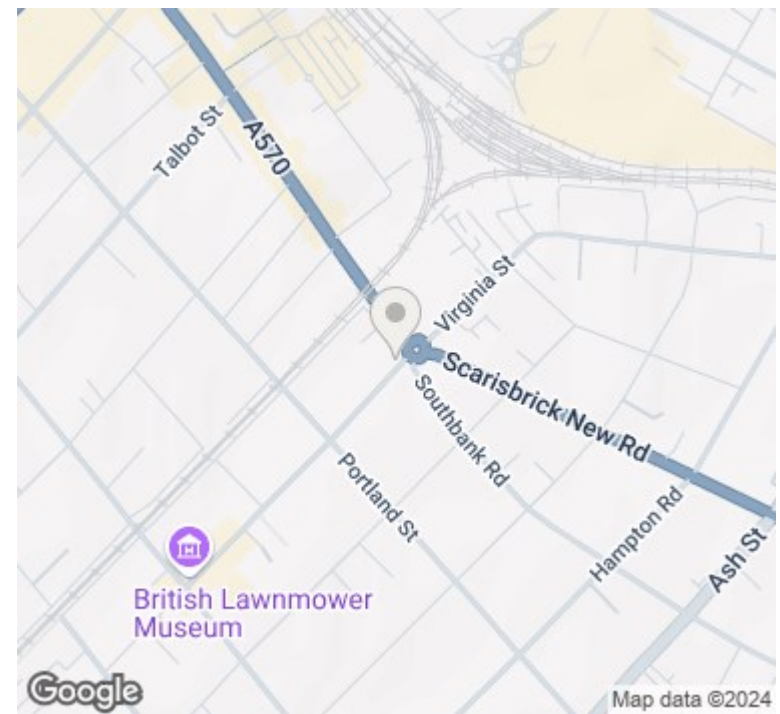
## NOTE

The tenant in Number 4, has agreed to rent Number 2 for a period of 10 years (£6250 per annum) along with a renewal of the lease on Number 4 (£8700 per annum).





To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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