



9 & 11 & 11a Bridge Grove
Southport PR8 5AA
Offers Over £450,000



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For Sale by Private Treaty, 2 & 4 St James Street and 9,9a & 11 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 St James Street has agreed to rent Number 2 St James Street 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

- 4 Retail Units
- 1 Flat let Plus 1 Shop
- Refurbishment to No. 11 Required
- Great Potential
- Freehold
- Take a closer look!
- 11a Council Tax Band A - Sefton Council

9 Bridge Street

Vacant (Renovation Required, Double Unit)

Frontage 18' x 31' depth

Frontage 9'6" x 22'8" depth

Toilet 6'10" x 2'7" & Toilet 2 4'8" x 4'5"

Kitchen Area 9'8" x 5'3"

Stairs to First Floor

Front Room 18'7" x 14'9"

Door to Terrace giving access to additional accommodation over No. 11 Bridge Street

Stairs to 2nd Floor 19'2" x 14'9"

Rear Area

11 Bridge Street

Take Away - Vacant

Frontage 12'9" x 14'8" Width = 187 sq.ft.

Kitchen 16'2" x 5'10" plus 4'7" x 4' plus 3'6" x 2'9" = 122 sq.ft.

11a Bridge Street

Flat Comprising

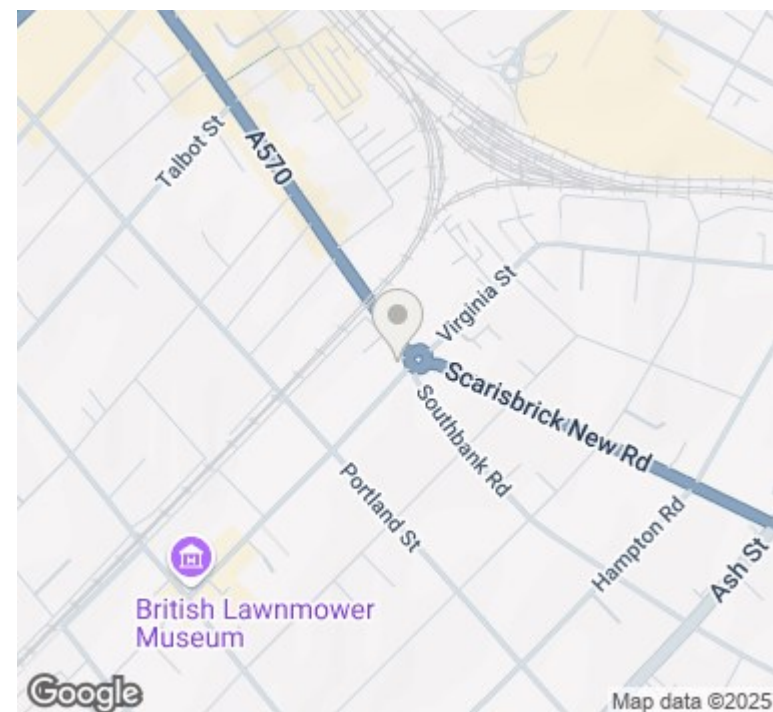
Three Bedrooms

Kitchen/Diner

Lounge, Bathroom, WC.



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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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



Company Registration No. 5615498