



## The Rabbit Inn

Ref: 5455519

69 Manchester Road, Southport, PR9 9BN

Freehold: £300,000

Tenanted Until 2031

Rent of £30,000 PA with rent reviews

Established tenant with excellent reputation

Substantial building

Recently refurbished

Energy Rating D



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## Description

The Rabbit Inn is a large pub with living accommodation/letting rooms with an established tenant in situ. The current landlord is looking to sell the this investment to fund other ventures.

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## Internal Details

Large trading area on the ground floor

Lounge

Kitchen

Bathroom

4 Bedrooms

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## Investment Summary

There is an established tenant in situ, their lease expires in 2031. The annual rent payable is £30,000 and there are rent reviews.

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## Regulatory

Premises licence.

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## Location

Southport is a seaside town in the Metropolitan Borough of Sefton in Merseyside, England. At the 2021 census, it had a population of 94,421, making it the eleventh most populous settlement in North West England.

Southport lies on the Irish Sea coast and is fringed to the north by the Ribble estuary. The town is 17 miles (27 km) north of Liverpool and 15 miles (24 km) southwest of Preston.

There is currently a £100m investment into the seafront area that will attract an estimated extra 500,000 visitors a year to Southport.

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## The Opportunity

The Rabbit Inn gives any investor the opportunity to add to their portfolio with an established tenant in situ. The tenant has been in for a number of years and operates other venues in the town.

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## Business Rates

Confirmation of business rates payable should be obtained from the local authority.

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Alex Rex

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Leeds



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