



269 Lord Street

Ref: 5652073

Southport, PR8 1NY

Leasehold: Nil Premium, Annual Rent: £40,000

Vacant former bank with on-site parking

Grade II Listed building

Located on prime position on Lord Street

New lease for a term to be agreed

Ground floor extending to 3,709 sq ft

Nearby occupiers include Starbucks, Loungers & Prezzo. Energy Rating D

Opportunity to Let the whole building - ask for further information



The premises are in a prime trading position on Southport's most major road, Lord Street. The seaside town of Southport is in the metropolitan borough of Sefton, Merseyside. The town is 17 miles north of Liverpool and 15 miles southwest of Preston.

Southport offers many attractions including Southport Pleasureland, Marine Lake, Splash World and King's Gardens. Southport Beach, and an array of hospitality and retail outlets make it one of the most visited destinations in the North West.

Southport can be reached via the A565 from Preston and the A59 from Liverpool; in addition, the A570 provides connections from Ormskirk and St Helens. Southport train station serves the town and offers links to Liverpool, Preston and Manchester.



Internal Details

This Grade II listed building comprises the main banking hall, rear office, interview room, staff room, kitchen, strong room, ancillary storage and WC's. There is scope to change the layout of the premises to suit a change of use.

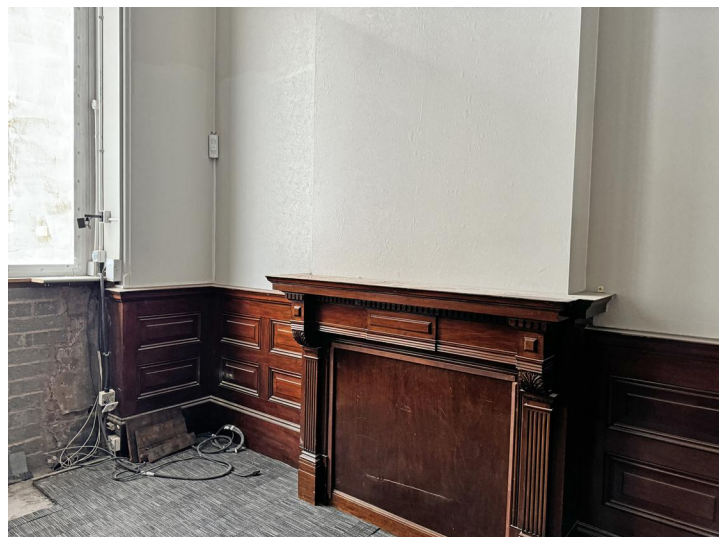
It is felt that the building would lend itself to alternative use subject to planning permission.

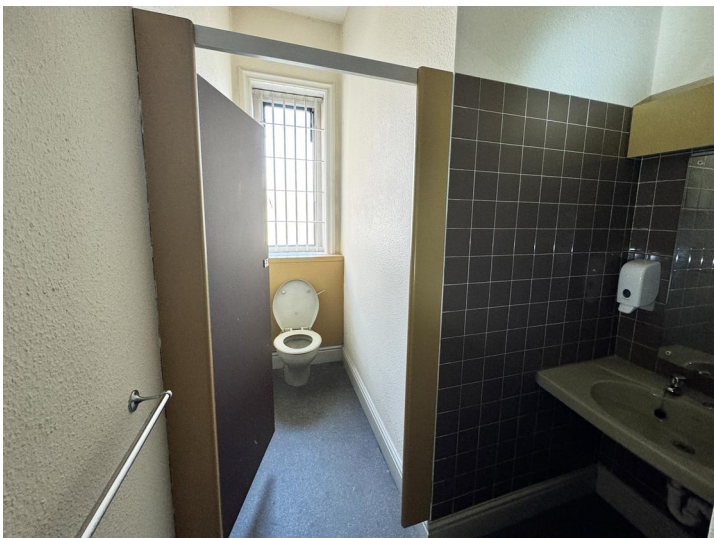
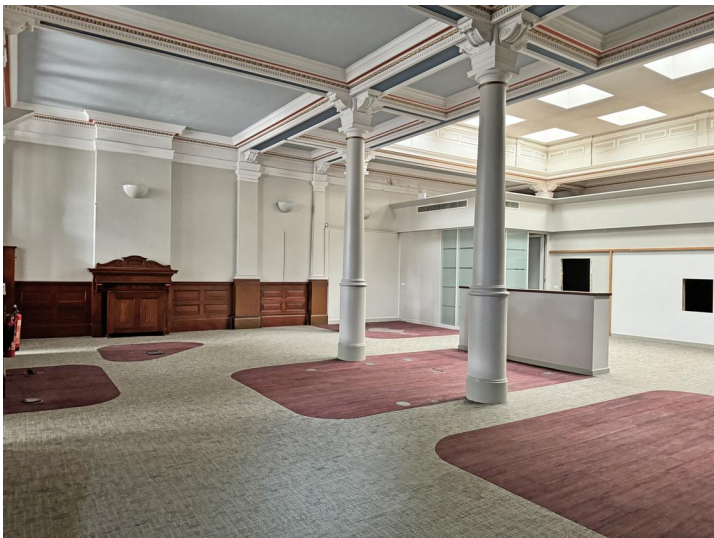
The Opportunity

This is a fantastic opportunity to take over a Grade II listed property in a prime pitch in Southport, of which it lends itself to many uses.

The property is available on a new effective full repairing & insuring lease with a rent-free period available.

A new large £100m investment convention centre is being built which will attract up to 300,000 extra tourists per year. There is huge demand for hotels in Southport locally.





Business Rates

The Rateable Value is £37,500 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.



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:

Joe Graham

Business Agent

T:+44 1614 707 832

M:+44 7756 875 223

E:joe.graham@christie.com

Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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