

# FITTED BAR / RESTAURANT OR REDEVELOPMENT SITE

## FOR SALE OR TO LET

241b LORD STREET, SOUTHPORT, PR8 1NY



### LOCATION

The property is located in Southport Town Centre between Lord Street and the Promenade. The premises are situated in what is considered the main leisure circuit with nearby occupiers including Warehouse Restaurant, Slug & Lettuce, Coast Bar, Room 38, Scarisbrick Hotel and Cloisters Restaurant.

The premises is also situated near the main shopping area with retailers including H. Samuel, Ernest Jones, O2, ELC and Card Factory all in close proximity.

### DESCRIPTION

The detached property provides a prominent glazed frontage comprising internally of ground and balcony bars with dance floors, and W.C facilities. In addition there are back of house facilities including a managers office.

To the rear there is an independantly accessed house which could be included in the bar area (subject to some reconfiguration works), or separately let as a residential dwelling.

### REDEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)

My client will consider a disposal of the site for the purpose of redevelopment. We have outline plans for 22 apartments (5 x 1 bed, 17 x 2 bed). The site may also suit a scheme of bedsits with retail or leisure use on the ground floor.

### ACCOMMODATION

The property has been measured in accordance with the code of measuring practice and provides the following approximate floor areas:

Site Footprint	350 sq m	(3,770 sq ft)
Net Internal Area	284.4 sq m	(3,060 sq ft)

### LEASE

The premises are available by way of a new lease for a term to be agreed, subject to five yearly upwards only rent reviews.

### RENT

£45,000 per annum.

### PURCHASE PRICE

Upon application.

### EPC

EPC Certificate reference number: 0510-0239-2989-3805-1002

Energy Performance Asset Rating: C-66

### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

### VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or John Barker, Hitchcock Wright & Partners. Ref: MRK/JCB.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: mattkerrigan@hwardp.co.uk

johnbarker@hwardp.co.uk

Alternatively you can contact our Joint Agent John Barnes at Fitton Estates on 01704 500 345

Subject to Contract

Details Prepared JUNE 2011

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