

FREEHOLD FOR SALE

163 LORD STREET SOUTHPORT, PR8 1PF

NOW WITH VACANT POSSESSION
PRICE REDUCED TO £199,000
DUE TO LEASE EXPIRY



LOCATION & DESCRIPTION

The premises are located on the popular Victorian Shopping area of Lord Street with nearby occupiers including a mixture of national and independent retailers including Edinburgh Woollen Mill, Bonmarche, Westminster Tearooms, Amplifone and the Gift Company.

The premises comprise well fitted ground floor retail premises with ancillary storage space and separately accessed from Hulme Street first and second floor accommodation which are ripe for residential conversion subject to appropriate consents.

TENURE

The property is held freehold subject to the residue of a lease granted to Coral Racing Limited at a rent passing of £38,000 per annum - lease expires 18th November 2018

The property is Listed Reference No: 1379619, further details are available via the Historic England website.

ACCOMMODATION

Ground Floor Sales	715 sq.ft.	66.4 sq.m.
Ground Floor Store	485 sq.ft.	45 sq.m.
First Floor	949 sq.ft.	88.2 sq.m.
Second Floor	744 sq.ft.	69 sq.m.

PURCHASE PRICE

Offers sought in excess of £325,000 (Three Hundred & Twenty Five Thousand Pounds) exclusive. The purchaser benefitting from the current rental income up to and including lease expiry of the 18th November 2018 receiving vacant possession thereafter.

UNIFORM BUSINESS RATES

The whole premises are currently assessed having a Rateable Value of £23,250.

PLANNING

The property has A2 planning consent.

EPC

As the building is Listed it is understood that an EPC is not required.

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 John Barker, Hitchcock Wright & Partners. Ref: JCB

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared January 2019

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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