

FOR SALE

INCOME PRODUCING INVESTMENT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£249,500



33-35 & 35A Upper Aughton Road, Birkdale, Southport PR8 5NA

LOCATION

The property is situated on Upper Aughton Road, Birkdale, Southport (B5208), within a well-established parade of commercial premises and residential properties. The location benefits from excellent connectivity, with Southport Town Centre located 1 mile away and the train station 2 miles away. The unit has free on-street parking available directly outside. The surrounding area comprises a mix of independent businesses and residential dwellings, providing a well-established local catchment.

Nearby principal occupiers include Betfred, Upsteps Public House, Community Care Direct, Rod Ainsworth Architect, Birkdale Tandoori and others.

DESCRIPTION

The building is set over two storeys and comprises Rowland Pharmacy at ground floor including a sales area, ancillary and staff facilities to the rear.

The first floor provide a spacious x3 bedroom flat which consists of a kitchen diner, lounge, x3 bedroom and separate bathroom. The flat is accessed via an entrance to the rear of the building, just off Fernley Road.

ACCOMMODATION

The property is arranged at ground and first floor providing the following approximate areas:-

Ground Floor	96.84 sq.m.	(1,042 sq.ft.)
First Floor	3 Bed Flat	VACANT

TENANT INFORMATION

The ground floor of the property is occupied by L.Rowland and Company (Retail) Limited by way of an effective full repairing and insuring lease for 10 years from 1st January 2018 at £12,000 per annum. The lease expires 31st December 2027. The lease includes an upwards only rent review at each 3rd anniversary. The lease is protected under the Landlord & Tenant Act 1954.

L Rowland and Company was established in August 1988 and had an annual turnover of £522,537,000 for the year ending January 2025. The flat is vacant, but has previously been occupied under an AST agreement.

PURCHASE PRICE

Offers in the region of £249,500 are invited for the whole building.

VAT

The property is NOT subject to VAT.

INCOME PROFILE

Ground floor retail unit - £12,000 per annum

Vacant First floor flat - £9,600 per annum (£800 pcm) ESTMATED RENTAL VALUE*

TOTAL £21,600 per annum

BUSINESS RATES

The premises have a rateable value of £18,000 effective from 1st April 2026. Small Business Rates Relief may be available. Council Tax Band B.

EPC

Commercial Certificate No. 0220-0438-8549-3608-000

Energy Rating: D

Residential Certificate No. 1230-1621-0000-0480-0272

Energy Rating: D

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan.

E-mail: mattkerrigan@hwandp.co.uk

Or alternatively our joint agent Helen Wallace
at HW Commercial
07902 322 118 / hw Wallace@hwcommercial.uk

Subject to Contract

Details Prepared June 2026



33-35 & 35A Upper Aughton Road, Birkdale, Southport PR8 5NA

