

207/209 & 211/213 LORD STREET SOUTHPORT, MERSEYSIDE, PR8 1PF

RETAIL INVESTMENT FOR SALE

- Two Ground Floor Retail Units
- Established Retailing Position close to Cambridge Walks and Marble Place
- Let to Cats Protection Trustees Ltd
- £300,000
- 11.62% Potential Reversionary Yield



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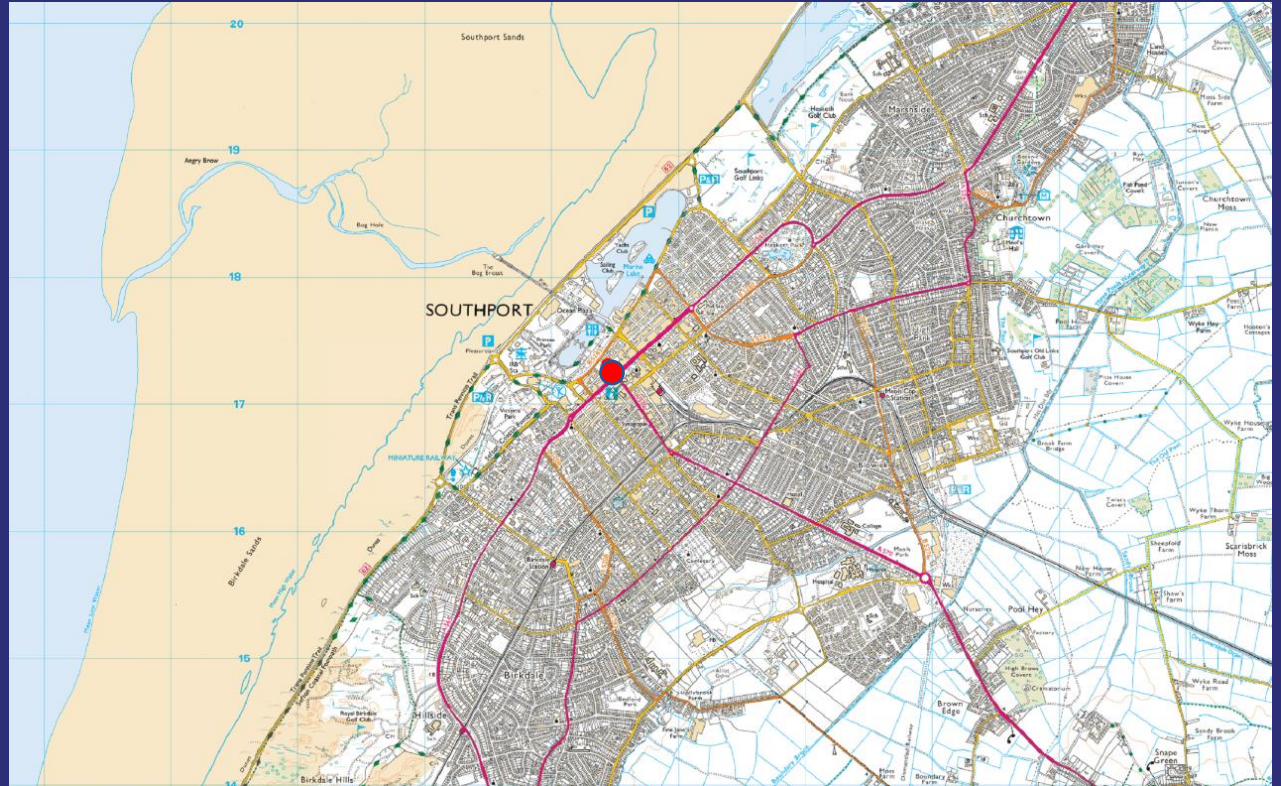
LOCATION

Southport is a large seaside town in Merseyside, England, with a population of circa 90,000.

Southport lies on the Irish Sea Coast and is fringed by the Ribble Estuary. The town is 16.7 miles north of Liverpool and 14.8 miles south west of Preston, and in the most northern town within the Liverpool City region.

The property is situated on a prime pitch on Lord Street, a Victorian canopied boulevard, occupiers in the immediate vicinity include:

- Starbucks Coffee
- Pound Bakery
- The Gift Company
- Bon Marche
- Ernest Jones
- Pizza Express
- The Scarisbrick Hotel



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

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North Wales

BA Commercial, Hanover House,
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T 01745 330077

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DESCRIPTION

The property comprises two retail units with glazed canopy on the ground floor, the residential uppers have been sold off.

TENANCY SCHEDULE

Address	Lease	Accommodation			Lease Details	Current Rent / ERV PA	Next Review / Reversion
207/209	Cats Protection Trustee Limited	Ground Floor	155.15 sq m	1,670 sq ft	10 years from 26.06.2019 Tenant option to determine 2024. FRI subject to a schedule of condition	£18,500	Rent Review 2024
211/213	Vacant	Ground Floor	85.75 sq m	923 sq ft	Vacant	£17,500	
207-213 First, Second and third Floor	Town House Investments	First, Second and Third Floor Residential			250 Years from 13.12.2006	Peppercorn	Reversion 2,256
Total						£36,000	

CATS PROTECTION TRUSTEE LIMITED

Founded in 1927, Cats Protection is the UK's leading feline welfare charity. They have 250 branches and 36 centres.

<https://www.cats.org.uk/about-cp/structure-governance-management>



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PROPOSAL

We are instructed to seek offers of £300,000 for the freehold interest in the property.

RATES

More information on the Business Rates is available from the Agents.

SERVICES

Mains water, gas, electricity and drainage are understood to be connected to the property.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Certificate rating for this property is C. Certificate reference number 9941-3047-0149-0800-9775.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Sept20

robbie.clarke@bacommercial.com

07741 320 910

SUBJECT TO CONTRACT



01244 351212
bacommercial.com



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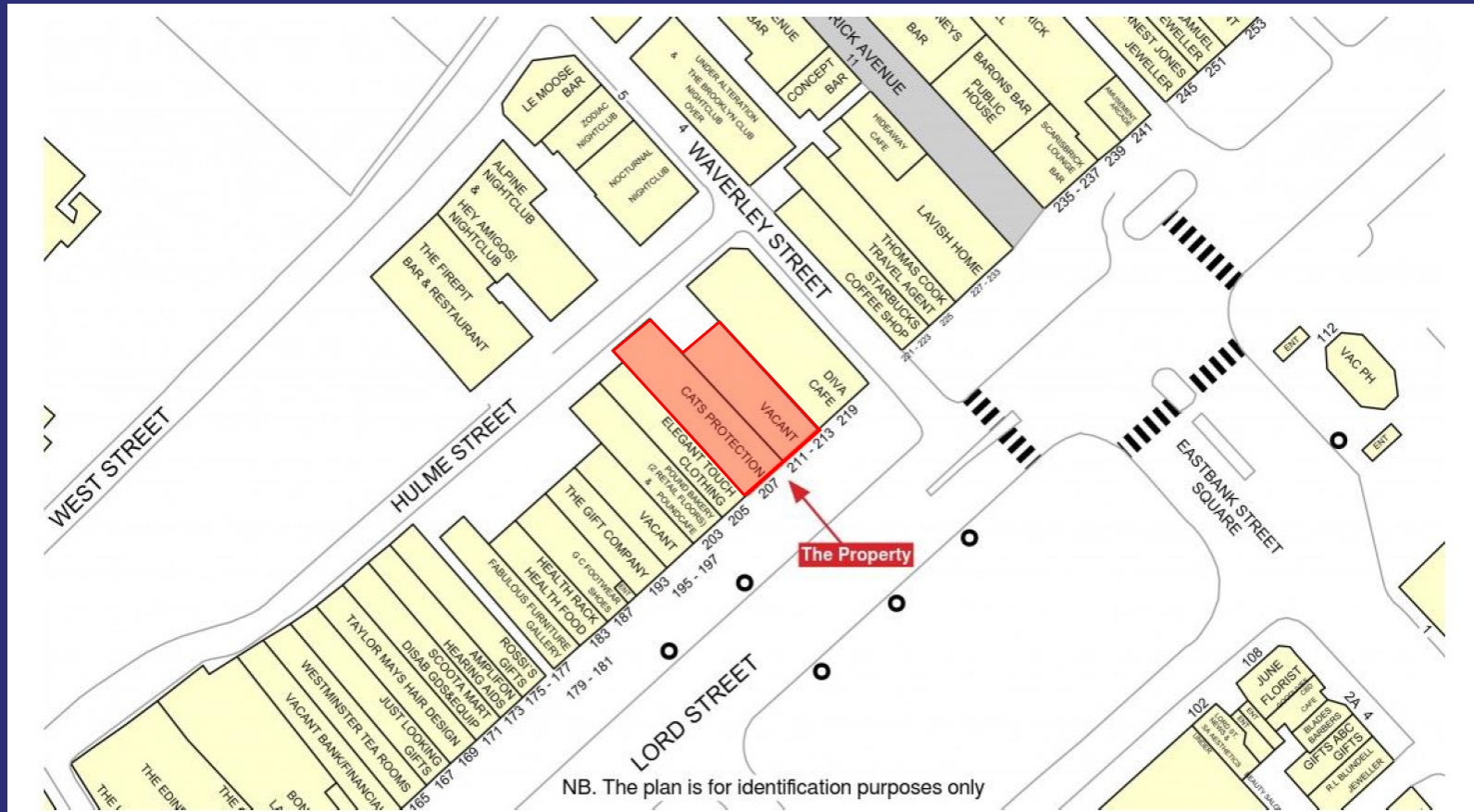
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IMPORTANT NOTICE

Messrs BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

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- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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