



Tenure

Leasehold. Held on two leases, each for a term of 999 years from 1st May 1913 (thus having some 896 years unexpired) at a fixed peppercorn ground rent.

Location

Southport, with a population of some 91,000, is a prosperous and attractive coastal resort town located 16 miles north of Liverpool and 19 miles south-west of Preston. The town benefits from good communications, being located at the junction of the A565 and A570, which provides direct access to the M58 and the national motorway network thereafter.

The property is situated on the north side of Lord Street, close to its junction with Hill Street, in an established retail pitch opposite Sainsbury's. Occupiers close by include Costa (adjacent), Jaeger, Sainsbury's (opposite), PDSA, Thorntons and YMCA, amongst many other independent retailers.

Description

The property is arranged on ground and three upper floors to provide two self-contained retail units, which each benefit from ancillary storage to the upper floors. The second and third floors above 465-467 Lord Street are accessed internally via 469 Lord Street only. 469 Lord Street is Grade II listed.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

469 Lord Street EPC Rating 116 Band E (Copy available on website).

465-467 Lord Street EPC Rating 93 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
465-467	Beaconsfield Footwear Ltd (1) (t/a Hotter Shoes)	Gross Frontage 5.5 m Net Frontage 4.7 m Shop Depth 16.8 m Built Depth 31.8 m Ground Floor 199.7 sq m First Floor 59.6 sq m Second Floor 32.6 sq m Third Floor 34.1 sq m	(17' 11") (15' 5") (54' 11") (104' 5") (2,150 sq ft) (641 sq ft) (351 sq ft) (367 sq ft) 10 years from 08.03.2011 Rent review every 5th year (2016 Rent Review Outstanding) FR & I Tenant break option in 2016 not exercised	£55,000 p.a.	2016 (Outstanding)
469	Vacant	Gross Frontage 4.9 m Net Frontage 4.3 m Shop Depth 16.8 m Built Depth 26.0 m Ground Floor 78.5 sq m First Floor 47.2 sq m Second Floor 38.1 sq m Third Floor 37.3 sq m	(15' 11") (14' 1") (55' 1") (85' 5") (845 sq ft) (5,085 sq ft) (4,105 sq ft) (402 sq ft)		

(1) No of Branches: over 80. Website Address: www.hotter.com

For the year ended 1st February 2015, Beaconsfield Footwear Ltd reported a turnover of £96,058,000, a pre-tax profit of £8,155,000 and shareholders' funds and a net worth of £30,438,000. (Source: Experian 08.11.2016.)

Total £55,000 p.a.

Southport

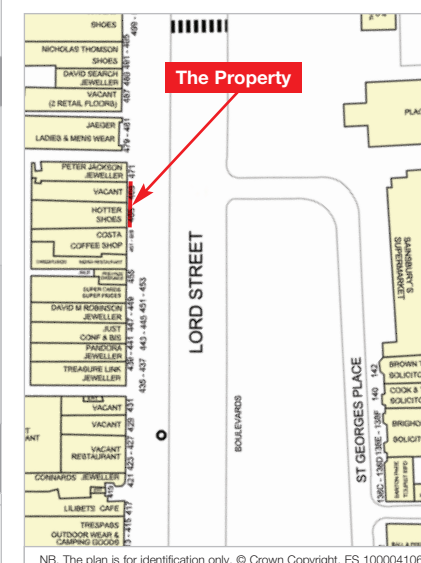
465-469 Lord Street

Merseyside

PR9 0AQ

- **Virtual Freehold Shop Investment**
- Comprises two retail units, one let to Beaconsfield Footwear Ltd until 2021 and one vacant
- Prominent position adjacent to Costa and opposite Sainsbury's
- Asset management opportunities
- Total Current Gross Rents Reserved
£55,000 pa
plus a vacant shop

On the Instructions of
Canada Life



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor J Whitfield Esq, Taylor Wessing LLP. Tel: 0207 300 4647 e-mail: j.whitfield@taylorwessing.com

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