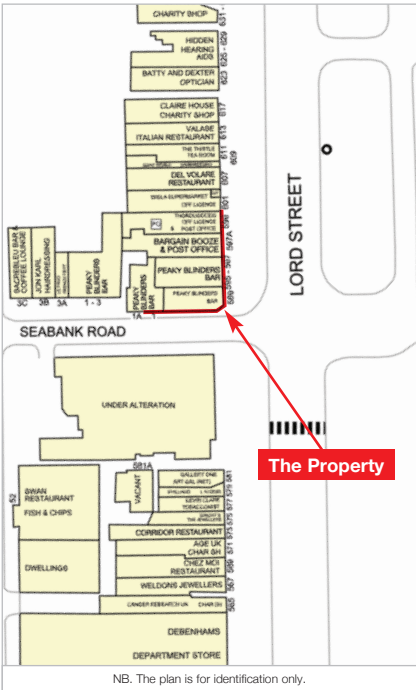


Southport
1 Seabank Road &
589-599 (Odd)
Lord Street
Merseyside
PR9 0AN

- **Freehold Bar, Shops and Hotel Investment**
- Comprising ground floor bar, shop and hotel accommodation above
- Situated in an established town centre location
- Multi let with personal guarantees
- VAT not applicable
- Rent Reviews from 2019
- Total Current Rents Reserved
£89,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

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 Motorway and the national motorway network thereafter.
The property is situated on the northern side of Lord Street, at its junction with Seabank Road. Lord Street is one of the main commercial centres in the town centre.
Occupiers close by include Debenhams, Age Concern, Pavers Shoes, PDSA, Cancer Research UK and Scope, amongst other local occupiers.

Description
The property is arranged on ground and one upper floor to provide four ground floor lock-up shop units currently providing a bar with ancillary storage, a convenience store and a Post Office. The upper floor provides hotel accommodation comprising 13 guest rooms (the hotel interconnects with the adjacent property (1A) which does not form part of the property to be sold) and accessed from Lord Street.

Trip Advisor
Peaky Blinders Bar (Southport) has been reviewed 186 times on Trip Advisor with an average rating of 3.5 out of 5. 68% of respondents rated the bar very good or excellent. (Source: www.tripadvisor.co.uk 08.11.2018).

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 Seabank Road and 589 Lord Street	589 LSPM Ltd (1) (subject to a 5 year personal guarantee)	Gross Frontage 6.50 m (21' 4") Net Frontage 6.30 m (20' 8") Shop Depth 18.00 m (59' 1") Ground Floor 126.75 sq m (1,364 sq ft)	20 years from 01.05.2017 Rent review every 5th year FR & I	£25,800 p.a.	Rent Review 2022
593/595 Lord Street	595 LSPM Ltd (1) (subject to a 5 year personal guarantee)	Gross Frontage 6.30 m (20' 8") Net Frontage 6.30 m (20' 8") Shop Depth 15.95 m (52' 4") Ground Floor 82.60 sq m (889 sq ft)	20 years from 01.05.2017 Rent review every 5th year FR & I	£13,200 p.a.	Rent Review 2022
597/599 Lord Street	Empire Retail Management (West) Ltd (t/a Bargain Booze and Post Office)	Gross Frontage 9.40 m (30' 10") Net Frontage 9.10 m (29' 10") Shop Depth 15.40 m (50' 6") Ground Floor 132.25 sq m (1,423 sq ft)	10 years from 20.12.2016 Rent review on 3rd anniversary Subject to a break clause in the 5th year and option to terminate if the Post Office licence is withdrawn. FR & I	£32,000 p.a.	Rent Review 2019
First Floor 589-599 Lord Street	Regency Property Management Ltd (1) (subject to a 5 year personal guarantee)	First Floor 266.75 sq m (2,871 sq ft)	20 years from 01.05.2017 Rent review every 5th year FR & I	£18,000 p.a.	Rent Review 2022
(1) www.thepeakyblinders.com		Total 608.35 sq m (6,547 sq ft)	Total £89,000 p.a.		

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 Ms L Harrid, MSB Solicitors. Tel: 0151 281 9040 e-mail: lauraharrid@msbsolicitors.co.uk

