# Merseyside PR8 1DW

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Freehold Retail and Residential Redevelopment Opportunity

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#### **Property Information**

#### Freehold Retail and Residential Redevelopment Opportunity

- Substantial 5 Storey Building
- Comprises 2 Retail Units with Substantial Upper Parts
- Approximately 2,461.70 sg m (26,497 sg ft)
- Potential for Residential Redevelopment (subject to consents)
- Directly Opposite Pedestrianised Chapel Street
- 200m West of Southport Railway Station
- Neighbouring occupiers include Superdrug, KFC, Tesco, Iceland, Boots, Marks and Spencer, Primark and Sports Direct

Lot	Auction
LUL	Auction

44 2nd November 2023

#### Vacant Possession S

Status Available

#### Sector

Development

#### **Auction Venue**

Live Streamed Auction

#### Location

Miles 16 miles north of Liverpool, 30 miles north-west of Manchester

Roads A565, A570, M58

Rail Southport Railway Station (300 metres)

Air Liverpool John Lennon Airport

#### Situation

The property is prominently situated on the west side of Eastbank Street, Southport's main retail thoroughfare, at its junction with King Street and opposite the pedestrianised Chapel Street. Southport Railway Station is approximately 200 metres to the east. Neighbouring occupiers include Superdrug, KFC, Tesco, Iceland, Boots, Marks and Spencer, Primark and Sports Direct.

#### **Tenure**

Freehold.

#### **Description**

The property comprises a substantial building with 2 retail units on the ground floor and ancillary accommodation on the four upper floors.

The property is neither Listed or in a Conservation Area and benefits from potential for residential redevelopment (subject to consents).

#### VAT

VAT is applicable to this lot.

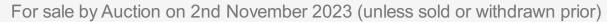
#### **Completion Period**

Six Week Completion

DISCLAIME

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### **Merseyside PR8 1DW**





#### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Possession
Ground First Second Third Fourth	Retail Ancillary Ancillary Ancillary Ancillary	592.60 452.80 655.20 605.10 156.00	(6,379) (4,874) (7,053) (6,513) (1,679)	VACANT POSSESSION
Total Approximate Floor Area		2,461.70	(26,497)	

<sup>(1)</sup> The floor areas stated above are those published by the Valuation Office Agency (https://www.gov.uk/find-business-rates)

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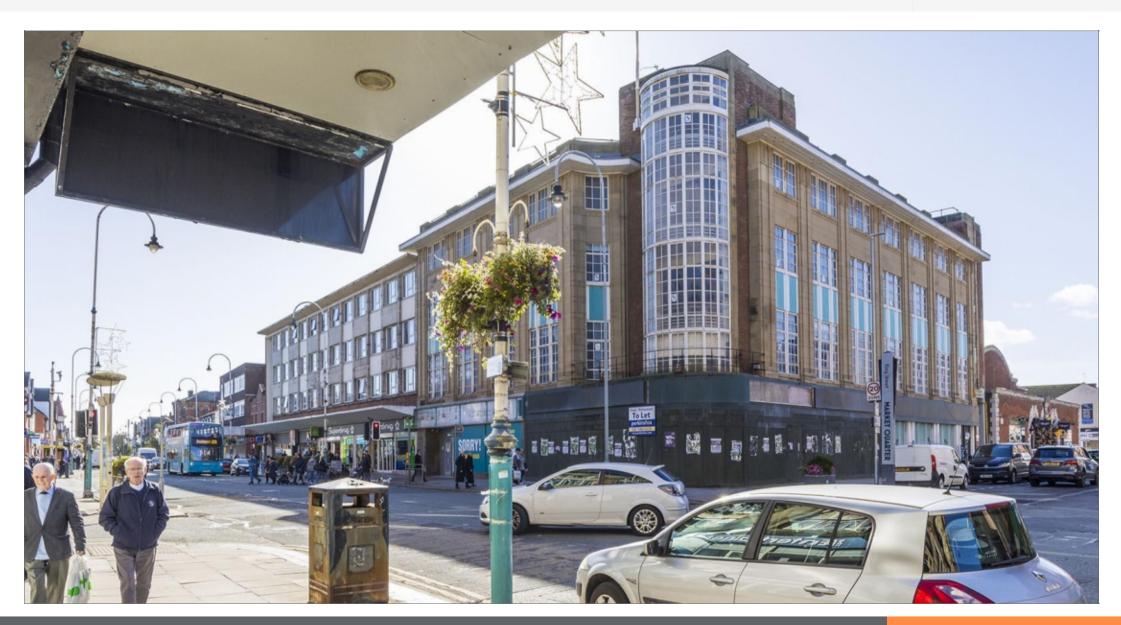
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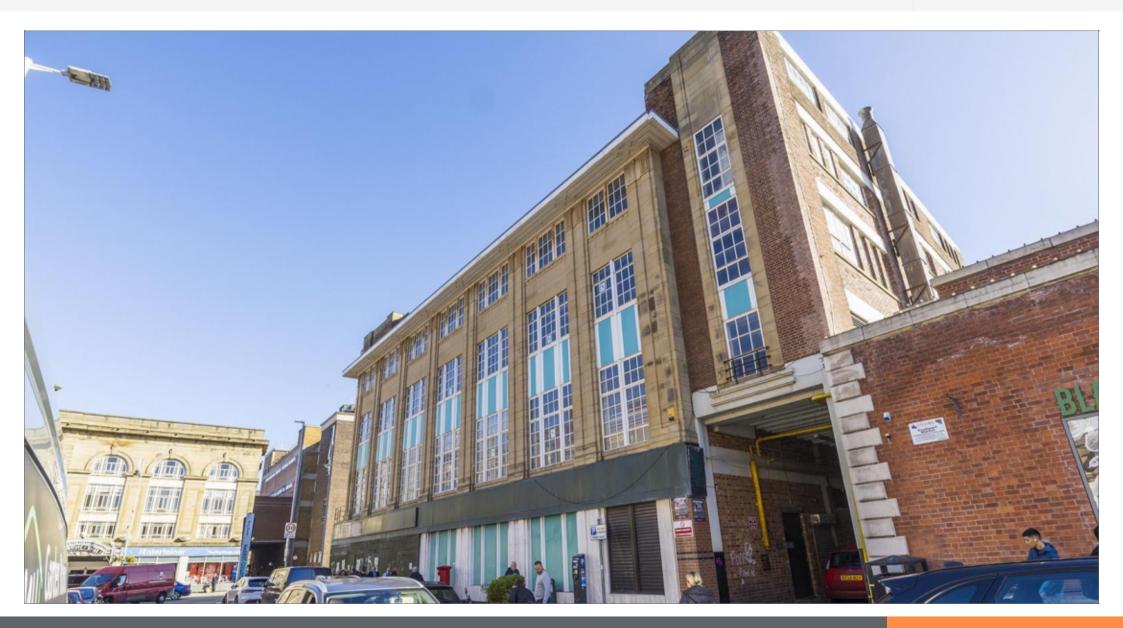


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#### **Contacts**

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#### **Seller's Solicitors**

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