

Lot 44, 8 Eastbank Street, Southport,

Merseyside PR8 1DW

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Freehold Retail and Residential Redevelopment Opportunity

www.acuitus.co.uk

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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 sq m (26,497 sq 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

44

Auction

2nd November 2023

Vacant Possession

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

DISCLAIMER

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Tenancy & Accommodation

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

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

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September 2020