

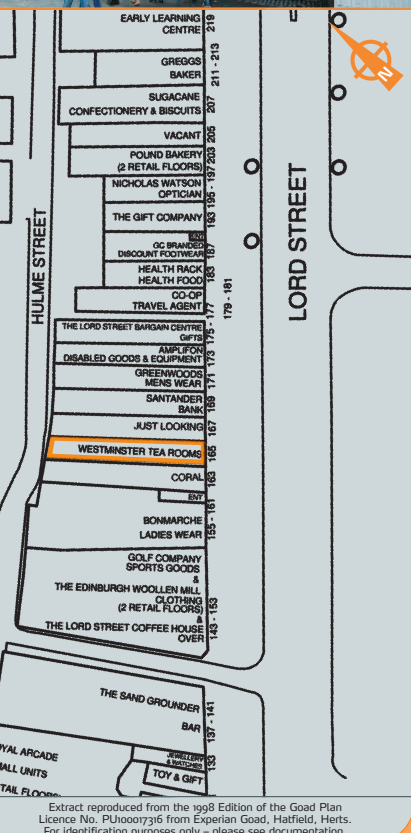
lot 39

165 Lord Street
Southport, Merseyside PR8 1PF

Rent
£40,200
per annum
exclusive
with Vacant
Upper Parts

Virtual Freehold Retail Investment

- Let to individual tenant (Westminster Tea Rooms) until 2019
- Nearby occupiers include Coral, Bon Marché and Alliance and Leicester, Argos, Greenwoods
- Active management potential
- Residential development potential of upper parts
- Six week completion



Location

Miles: 16 miles north of Liverpool
19 miles south-west of Preston
1.4 miles south-west of Southport Golf Links
Roads: A565, A570, M58
Rail: Southport
Air: Manchester Airport, Liverpool John Lennon Airport

Situation

Southport is an affluent and popular seaside tourist destination. The property is situated on the main retail street in the heart of the town centre.

Description

The property is an attractive period building comprising ground floor retail accommodation and two upper floors of self-contained accommodation which is accessed separately from Hume Street.

Tenure

Virtual Freehold. Held on a new lease for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Tea Room	125.69 sq m (1,353 sq ft)	BLUNDELL AND BLUNDELL (t/a Westminster Tea Rooms)	15 years from 2004 on a full repairing and insuring lease	£40,200	29/09/2014
Totals		125.69 sq m (1,353 sq ft)			£40,200	

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