



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## PRIME RETAIL INVESTMENT FOR SALE

## 281-283 LORD STREET SOUTHPORT



### LOCATION

Southport, which is situated 16 miles to the north of Liverpool and 15 miles to the west of Preston, has a resident population of some 90,000 people.

The premises occupy a prime location on Lord Street immediately adjacent to Next with other occupiers close by including Broadbents & Boothroyds Department Store, H Samuel and Barclays Bank.

### ACCOMMODATION

The premises are arranged on ground, first and second floors to provide the following dimensions and floor areas:-

Description		
Gross Frontage	22' 0"	6.70 m
Internal Width	20' 7"	6.27 m
Ground Floor Sales	2,310 sq ft	214.60 sq m
First Floor Self Contained Offices	453 sq ft	42.10 sq m
Second Floor Self Contained Offices	652 sq ft	60.60 sq m

### LEASE

The entire premises are let by way of a 15 year FRI lease from completion at a commencing rental of £60,000 per annum exclusive, subject to upward only rent review at 5 yearly intervals.

#### Subject to Contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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## TENANT

Best Sellers Direct (Southport) Ltd. The rent for the first 5 years of the term to be guaranteed by Best Sellers Direct Ltd the parent company.

## TENURE

The property is offered freehold subject to the aforementioned lease.

## VAT

The property is elected for VAT.

## RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Shop and Offices
Rateable Value	£61,100
UBR (2016/2017)	50.3p

## PROPOSAL

Offers are invited based on £630,000 representing a net initial yield of 9% after deduction of purchaser's costs.

## COSTS

Each party is to be responsible for their own legal costs including Stamp Duty and VAT.

## VIEWING

Strictly by appointment through Paul Lancaster Commercial Property Consultant.

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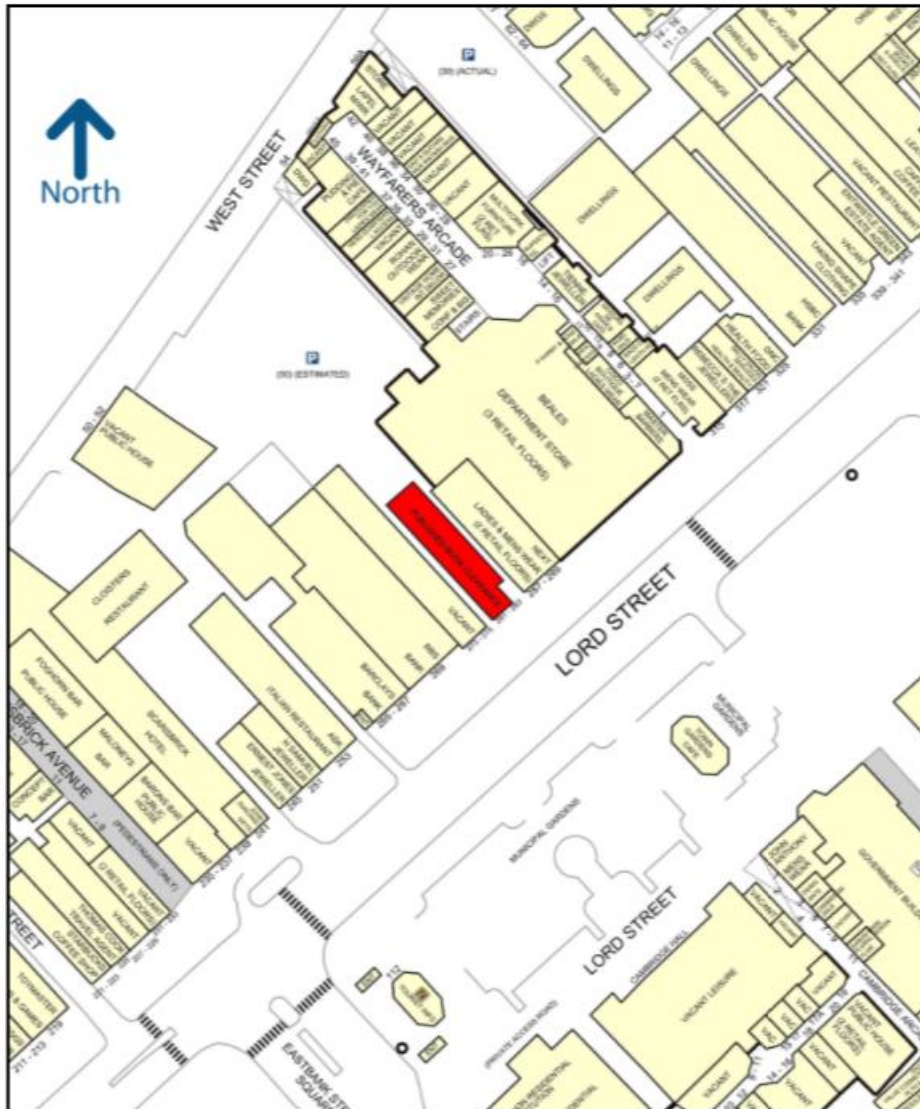


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Southport



Experian Goad Plan Created: 11/02/2014  
Created By: Paul Lancaster CPC

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011



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