## lot 38

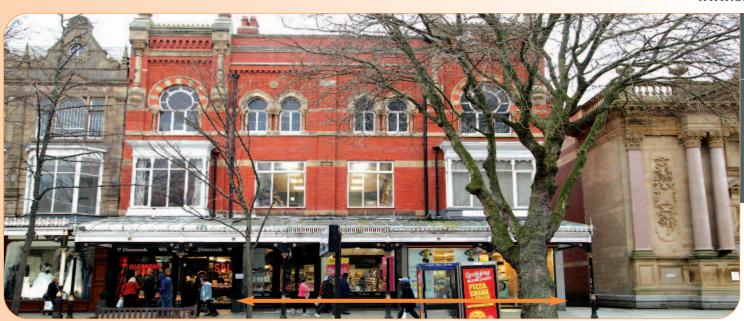
# 321-325 Lord Street Southport, Merseyside PR8 1NH

Rent £115,000 per annum exclusive

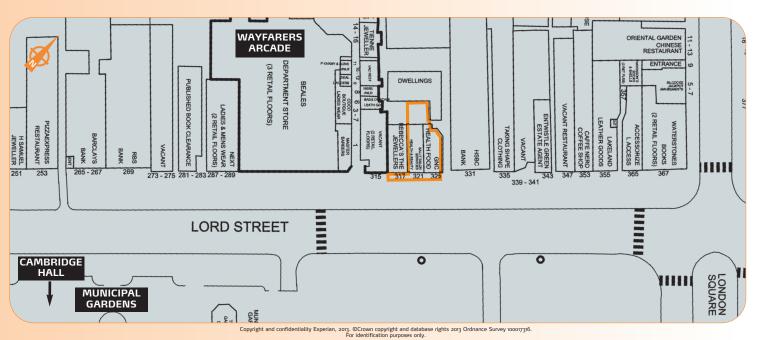
Freehold Retail Investment

- Prominent position within heart of town centre on busy retailing thoroughfare
   Future development potential (subject to consents)
- Located next to the historic Wayfarers Shopping Arcade
- Nearby occupiers include HSBC, Next, Barclays Bank and Pizza Express





lot 38



Miles: 16 miles north of Liverpool 19 miles south-west of Preston

Roads: A565, A570, M58 Rail: Southport

Air: Manchester Airport, Liverpool John Lennon Airport

The property is situated in the centre of the busy Lord Street opposite the historic town hall, within the heart of Southport town centre, an affluent and popular seaside tourist destination. The historic Wayfarers Shopping Arcade lies 10 metres away with other nearby occupiers including HSBC, Next, Barclays Bank and Pizza Express.

The property comprises two ground floor retail units with ancillary accommodation on the first floor. In addition there is a self-contained unit on the second floor accessed from the rear which benefits from future development potential (subject to consents).

Freehold.

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation								
No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
321	Ground First	Retail Ancillary	68.10 sq m 42.70 sq m	(733 sq ft) (460 sq ft)	SALLY SALON SERVICES LIMITED (2)	15 years from 22/12/2003	£60,000	(21/12/2018)
325	Ground First	Retail Ancillary	75.10 sq m 67.00 sq m	(808 sq ft) (721 sq ft)	HEALTH & DIET CENTRES LIMITED (1) (T/A GNC)	17 years from 26/02/2007	7 £55,000	26/02/2017 (25/02/2024)
323	Second	Vacant	194.60 sq m	(2,095 sq ft)	VACANT POSSESSION			
Totals			447.50 sq m	(4,817 sq ft)			£115,000	

(1) For the year ending 30th September 2013, Health & Diet Centres Limited reported a turnover of £20,286,000, pre-tax profits of £88,000 and a total net worth of £23,144,000. (Source: www.riskdisk.com 12/01/2014)
(2) For the year ending 30th September 2013, Sally Salon Services Limited reported a turnover of £133,270,000, pre-tax profits of £1,400,000 and a total net worth of £23,421,000. (Source: www.riskdisk.com 12/01/2014)

## Gwen Thomas

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