

## 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



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**Location**

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

**Situation**

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.

**Description**

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).

**Tenure**

Freehold.

**VAT**

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	<b>SALLY SALON SERVICES LIMITED (2)</b>	15 years from 22/12/2003	£60,000	(21/12/2018)
325	Ground First	Retail Ancillary	75.10 sq m 67.00 sq m	<b>HEALTH &amp; DIET CENTRES LIMITED (1) (T/A GNC)</b>	17 years from 26/02/2007	£55,000	26/02/2017 (25/02/2024)
323	Second	Vacant	194.60 sq m	<b>VACANT POSSESSION</b>			
<b>Totals</b>			<b>447.50 sq m (4,817 sq ft)</b>			<b>£115,000</b>	

(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)

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