

17 Liverpool Road, Birkdale, Lancashire PR8 4AR

Freehold Retail Investment

Lot 12

£29,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground First	Retail/Ancillary Residential	110.60 sq m (1,190 sq ft)	LYTHAM WINE COMPANY LIMITED t/a Barrique (2)	20 years from 13/08/2018 on a full repairing and insuring lease (1)	£29,000 (3)	2023 and 5 yearly
Total	Commercial	110.60 sq m (1,190 sq ft)			£29,000	

- (1) Tenant's option to determine the lease in 2025 & 2030.
 (2) Barrique Café, Wine Shop, Bar is opening its second site in Birkdale in November. This unique concept has been a great success in Lytham (Source: www.caterer.com).
 (3) The tenant has a rent free period due to expire in February 2020. The Seller will adjust the completion monies so that the unit effectively produces £29,000 per annum from completion of the sale.

Key Details

- Prominent location near to Birkdale Railway Station
- Let to Lytham Wine Company Limited on a new 20 year lease (1)
- VAT-free investment
- Nearby occupiers include Costa Coffee, Sainsbury's and Royal Mail

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Location

Miles: 19 miles north of Liverpool
 20 miles south-west of Preston
 20 miles north-west of Wigan
 40 miles north-west of Manchester

Roads: A565, A570, A59, M58

Rail: Birkdale Station

Air: Liverpool John Lennon Airport

Situation

Southport is a large coastal town in Merseyside some 19 miles north of Liverpool, 20 miles south-west of Preston and 40 miles north-west of Manchester. Southport benefits from excellent road connections, being located near the A565, A59 and M58. The property is located in Birkdale, a predominantly residential suburb 1 mile south of Southport town centre. The property is situated on the north side of Liverpool Road, close to its junction with Alma Road, in a prominent retail location in Birkdale. Royal Birkdale golf club is 1 mile to the south. The property is just 50 yards from Birkdale Train Station and benefits from nearby occupiers including Costa Coffee, Sainsbury's and Royal Mail.

Description

The property comprises a ground floor shop with delicatessen, restaurant and bar. The first floor is residential accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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