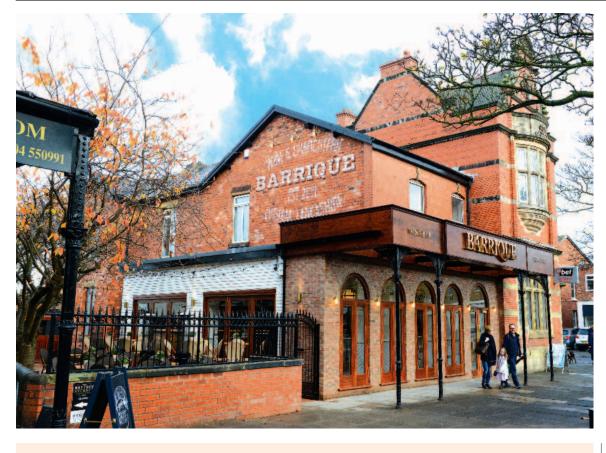
# Birkdale, Lancashire PR8 4AR

**Freehold Retail Investment** 







# **Tenancy and accommodation**

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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.

# LIVERPOOL ROAD

# **Acuitus**

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# Seller's Solicitors: Addleshaw Goddard LLP Dawn Mayne +44 (0)161 934 6478

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

### On Behalf of



Mapeley

### Location

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 Birkdale Station

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.

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

### Tenure

Freehold.

VAT is not applicable to this lot.

## **Six Week Completion**

### **Energy Performance Certificate**

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