

# 9-11 Chapel Street, Southport, Merseyside PR8 1DF

Freehold Retail Investment

**Lot 23**

£40,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	149.92 sq m (1,614 sq ft)	HOLLAND & BARRETT RETAIL LIMITED (1)	5 years from 30/09/2019 (2) on a full repairing and insuring lease	£40,000 (3)	29/09/2024
First	Ancillary	74.58 sq m (803 sq ft)				
Second	Ancillary	68.50 sq m (737 sq ft)				
<b>Totals</b>		<b>293 sq m (3,154 sq ft)</b>			<b>£40,000 (3)</b>	

- (1) For the year ending 30th September 2018, Holland & Barrett Retail Limited reported a turnover of £478,649,000, pre-tax profits of £66,605,000 and a total net worth of £299,406,000 (Source: Experian Group 12/11/2019).
- (2) The lease provides for a tenant option to determine on 30/09/2022. The lease provides for a rent free period from 30th September 2022 until 29th December 2022.
- (3) The lease provides for the rent commencement date of 30th March 2020. The seller will pay the buyer the rent that would have been due from completion of the sale until 30th March 2020.

## Key Details

- Let to Holland & Barrett Retail Limited on a new lease until 2024 (subject to option)
- Prime pedestrianised town centre location
- Neighbouring occupiers include Primark, Marks & Spencer, WH Smith, Boots the Chemist, Pandora, Costa Coffee and Santander

## Location

**Miles:** 16 miles north of Liverpool  
19 miles south-west of Preston  
**Roads:** A565, A570, M6, M58  
**Rail:** Southport Railway Station  
**Air:** Manchester Airport, Liverpool John Lennon Airport

## Situation

The property is situated on the north side of pedestrianised Chapel Street, in the heart of the town centre. Marble Place Shopping Centre is opposite, with neighbouring occupiers including Primark, Marks & Spencer, WH Smith, Boots the Chemist, Pandora, Costa Coffee and Santander.

## Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors.

## Tenure

Freehold.

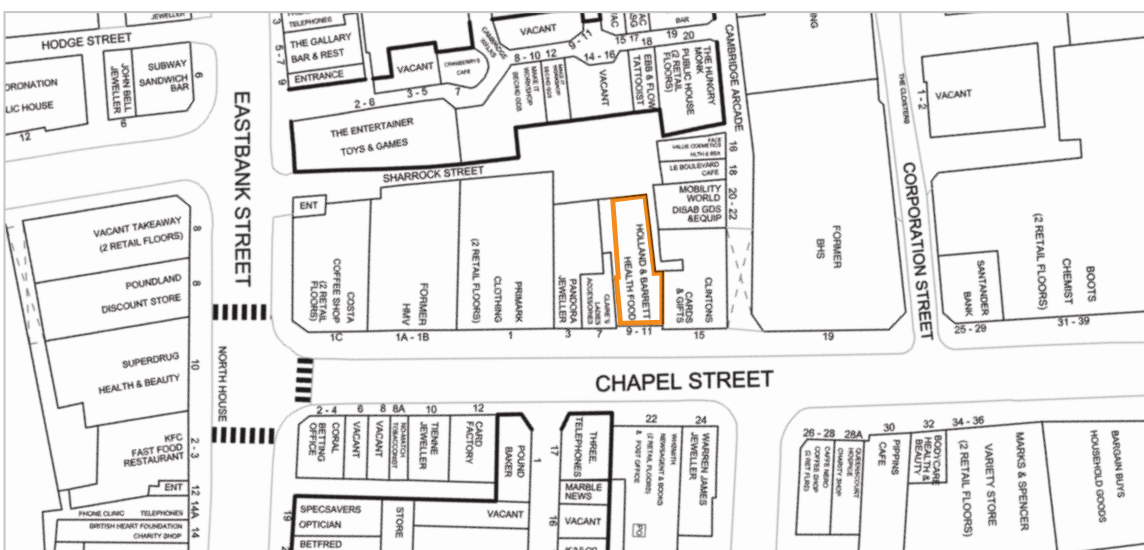
## VAT

VAT is applicable to this lot.

## Six Week Completion

## Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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