

# Lot 16

£21,000 Per Annum  
Exclusive

## 18 London Street, Southport, Merseyside, PR9 0UE

Freehold Retail Investment



### Key Details

- Let to Skipton Building Society
- Town Centre Location
- Approximately 200 metres from Southport Railway station
- Neighbouring occupiers include Lloyds Bank, Nationwide, Halifax and Yorkshire Building Society

### 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 south side of the busy London Street equidistant between Lord street and Chapel Street, approximately 200 metres from Southport Railway Station. Neighbouring occupiers include Lloyds Bank, Nationwide, Halifax and Yorkshire Building Society.

### Description

The property comprises retail accommodation on the ground floor with ancillary accommodation of the first and second floors. The property benefits from rear access via Glebe Place.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Available from the legal pack at acutus.co.uk

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	192.50 sq m	(2,072 sq ft)	SKIPTON BUILDING SOCIETY (1)	5 years from 20/10/2017 on a full repairing and insuring lease	£21,000	19/10/2023
First	Ancillary	81.40 sq m	(876 sq ft)				
Second	Ancillary	98.40 sq m	(1,060 sq ft)				
<b>Total</b>		<b>372.30 sq m</b>	<b>(4,008 sq ft)</b>			<b>£21,000</b>	

(1) The Skipton Building Society is a mutual society that dates back to 1853. It is the UK's 4th largest Building Society with over 1.04 million members. For the year ending 31st December 2017, Skipton Building Society reported a total income of £256,700,000, pre-tax profits of £111,400,000 and total assets less liabilities of £1,468,400,000 (Source: Skipton Building Society annual Report and Accounts 2019. www.skipton.co.uk).



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