



**SITUATION**

Centrally located within this Victorian pedestrianised shopping arcade which is situated between the prime retail areas of Chapel Street and Lord Street, adjacent to **Clintons** and opposite **BHS**. Nearby multiple retailers include **Marks and Spencer, Primark, Santander, Boots, Caffé Nero, WH Smith** and **Holland & Barrett**. Southport is a popular coastal town approximately 17 miles north of Liverpool with good road access via the A570 to the M58 (Junction 3).

**PROPERTY**

A mid terrace **Ground Floor Double Shop** with **Ancillary Accommodation** at first floor level.

**ACCOMMODATION** Not inspected by Barnett Ross. Measurements & Areas provided by Vendor.

**Ground Floor Shop**

Gross Frontage	34'4"
Internal Width	28'4"
Shop Depth	36'7"
Area	Approx. 939 sq ft

**First Floor Ancillary**

Area	Approx. 889 sq ft plus WCs
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**VAT is payable in respect of this Lot (TOGC available)**

**FREEHOLD**

**TENANCY**

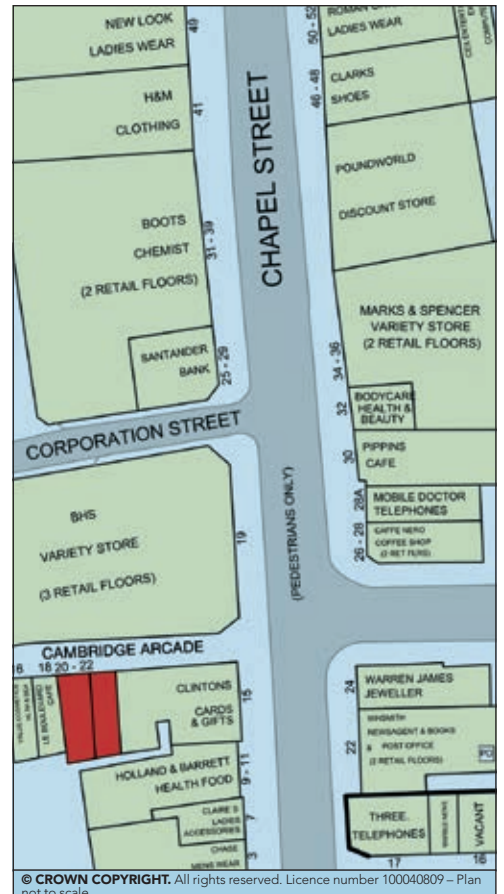
The entire property is let on a full repairing and insuring lease to **UK Nationwide Mobility Ltd as a mobility product retailer (having 2 branches)** for a term of 16 years from 1st October 2015 at a current rent of **£16,000 per annum** exclusive.

**Rent Reviews October 2019 and 4 yearly**

**Tenant's Break 2022. Note: £4,000 Rent Deposit held**

The Surveyors dealing with this property are **ELLIOTT GREENE** and **JONATHAN ROSS**

\* Refer to Point 9 in the 'Notice to all Bidders' page



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**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts