

# Lot 16

12-26 Sandringham Court and  
639 & 645-655 Lord Street, Southport,  
Merseyside PR9 0AW

**\*Reserve below £50,000**  
Freehold Ground Rent Investment  
with 13 Valuable Reversions



## SITUATION

Occupying a prominent position in the town's main retail thoroughfare, close to the junction with Manchester Road, opposite a branch of **Farmfoods** and amongst a variety of independent retailers, cafés, bars and restaurants.

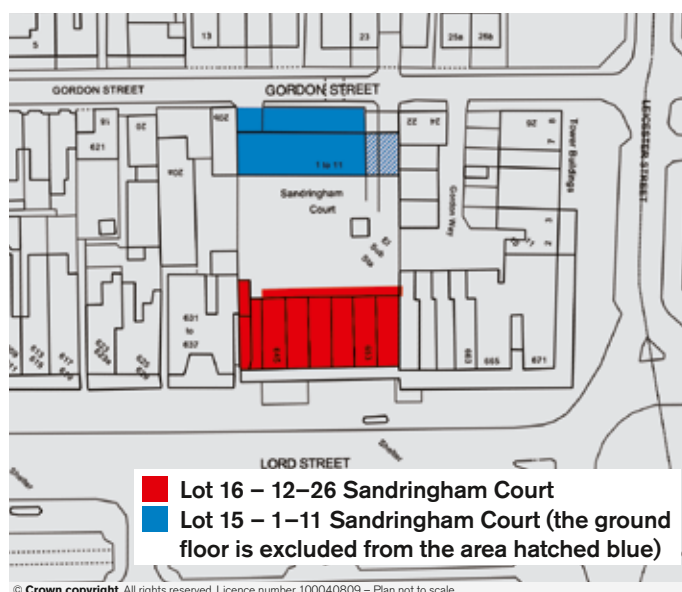
Southport is a popular and affluent town located some 17 miles north of Liverpool enjoying good road access via the A570 to the M58 (Junction 3).

## PROPERTY

A purpose built retail parade fronting Lord Street, comprising **1 Double and 5 Single Ground Floor Shops** with separate gated front access to **14 Self-Contained Flats** planned on three upper floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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**£855 p.a. Plus**  
**13 Valuable Reversions**

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

## Joint Auctioneers

Anthony James Estate Agents  
Tel: 01704 545 800 Ref: Mark Cunningham  
Email: mark@ajestateagents.co.uk



## Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: Stephen Messias  
Email: smessias@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flats 20, 21, 22 & 23	<b>4 Flats</b> Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Various</b>	Each 99 years from 29th September 1973	£180 (3 x £35, 1 x £75) <b>(Rising to £225 in 2023 &amp; £250 in 2039)</b>	Each FRI by way of service charge. <b>4 Valuable Reversions in approx. 51½ years.</b>
Flats 15 & 19	<b>2 Flats</b> Each believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Various</b>	Each 99 years from 29th September 1973	£105 (1 x £45, 1 x £60) <b>(Rising to £150 in 2023)</b>	Each FRI by way of service charge. <b>2 Valuable Reversions in approx. 51½ years.</b>
Flat 14	<b>1 Flat</b> Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	99 years from 24th June 1973	£35 <b>(Rising to £40 in 2023)</b>	FRI by way of service charge. <b>Valuable Reversion in approx. 51¼ years.</b>
Flats 16 & 18	<b>2 Flats</b> Each believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Various</b>	Each 99 years from 29th September 2001	£100 (£50 per flat) <b>(Rising to £140 in 2034 &amp; to £200 in 2067)</b>	Each FRI by way of service charge. <b>2 Valuable Reversions in approx. 79½ years.</b>
Flat 12	<b>1 Flat</b> Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	99 years from 27th May 2005	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 83 years.</b>
Flat 17	<b>1 Flat</b> Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	99 years from 17th February 2004	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 82 years.</b>
Flat 24	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	99 years from 23rd January 2006	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 84 years.</b>
Flat 25	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	189 years from 29th September 1973	£35 <b>(Rising to £50 in 2023 then a peppercorn from 2072)</b>	FRI by way of service charge.
Flat 26	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	99 years from 2nd February 2004	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 82 years.</b>
<b>Shop Nos. 639, 645-647, 649, 651, 653 &amp; 655</b>	1 Double and 5 Single Ground Floor Shops. Not inspected		999 years from completion	Peppercorn	FRI by way of service charge excluding the roof where the residential lessees are to pay 100% of the cost.
				<b>Total: £855 (Rising to £1,005 in 2023)</b>	

<sup>1</sup>Not inspected by Barnett Ross. Accommodation provided by Vendor.

**Note 1:** In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

**Note 2:** The Freehold of Flats 1-11 Sandringham Court is also being offered for sale in this auction – see Lot 15

**Note 3:** The Freeholder insures 1–11 and 12–26 Sandringham Court (Lots 15 and 16) together for a sum insured of £3,000,000 and a current premium of £4,355.<sup>51</sup> incl. IPT.

**Note 4:** There is a Car Park but this is not included in the sale.

**Note 5:** There is a 6 week completion.