

FREEHOLD FOR SALE

17 WESLEY STREET, SOUTHPORT, PR8 1BN



SITUATION & DESCRIPTION

The property is positioned on the north side of Wesley Street towards its junction with Tulketh Street with adjoining occupiers including Daisy Yarns, Spinwell and Baby Love amongst other well known local occupiers. Wesley Street offers a traditional shopping environment between Eastbank Street and Tulketh Street close to the prime retail pitch of Chapel Street, Sports Direct and the towns principal shoppers car parking.

A centre terrace two storey building of traditional construction below a slate covered pitched roof previously occupied by Graham Eyes Butchers trading at ground floor with rear cold store, food prep area and staff toilet accommodation. The first floor has remained void for a number of years and is without access. The internal staircase has been removed.

ACCOMMODATION

Ground Floor Sales	21.78 sq.m	235 sq.ft.
Cold Store	2.95 sq.m	31.6 sq.ft.
Prep Area	3.9 sq.m	42 sq.ft.
Total Ground	28.6 sq.m	308 sq.ft.

Ground floor sales leading to cold store and preparation area to a rear w/c and exit to rear passage way and service area.

Traditional timber shop front with recessed entrance door behind roller shutters and a retractable canopy.

The first floor accommodation has not been inspected as access is not available.

TENURE

The premises are held Freehold, title number MS283173

UNIFORM BUSINESS RATES

The premises have been assessed for business rates having a rateable value of £3,750 with effect from 1st April 2017. Interested parties should make their own enquiries, may qualify for 100% rate relief subject to status.

PURCHASE PRICE

£65,000 (Sixty Five Thousand Pounds) exclusive.

EPC

Certificate Reference Number: TBC

Energy Performance Asset Rating: TBC

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs incurred in connection with the transaction and any Stamp Duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact:

John Barker, Hitchcock Wright & Partners.Ref: JCB

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Subject to Contract

Details Prepared: March 2019

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