



SITUATION

Located in the heart of the town centre on the north side of London Street, which links Lord Street and Chapel Street, amongst such multiples as **Waterstones, Yorkshire Building Society, Vision Express, NatWest, Halifax, Prezzo, Thomas Cook** and others.

Southport is an affluent and attractive town located some 20 miles north of Liverpool.

PROPERTY

A terraced building comprising a **Ground Floor Double Shop** with **Ancillary Space** on the first floor (currently no access).

ACCOMMODATION¹

Ground Floor Double Shop

Gross Frontage	26'0"
Internal Width	22'7"
widening to	25'4"
Built Depth	66'11"
Area	Approx. 1,650 sq ft
3 WCs	

First Floor Ancillary

Area	Approx. 660 sq ft
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¹Not inspected by Barnett Ross. Areas and measurements supplied by Vendor.

£41,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT AND JONATHAN ROSS**

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill (Football) Ltd (a wholly owned subsidiary of William Hill Organization Ltd – having over 2,300 branches – T/O for Y/E 29/12/15 £873.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m)** for a term of 20 years from 8th January 2004 at a current rent of **£41,000 per annum** exclusive.

Rent Review 2019

Note 1: The Tenant did not operate their 2014 break clause. There are no further breaks in the lease.

Note 2: There may be potential to convert the upper parts to Residential Use, subject to obtaining possession and the necessary consents.

VENDOR'S SOLICITORS

Macrory Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroryward.co.uk

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

11/13 London Street,
Southport,
Merseyside PR9 0UF

LOT 26

View from the Property



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