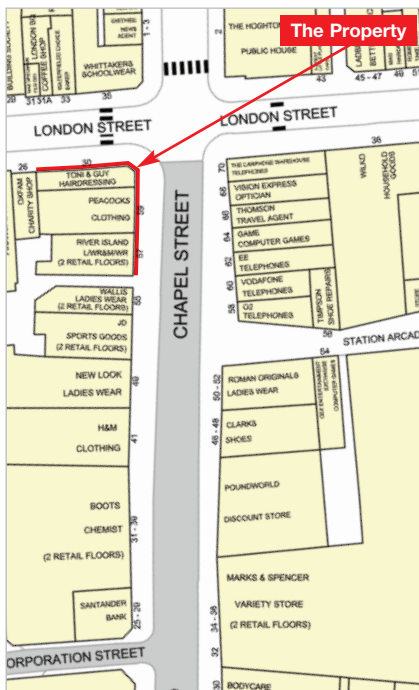


**Southport**  
**57, 59 & 61**  
**Chapel Street**  
**Merseyside**  
**PR8 1AL**

- Freehold Town Centre Shop Investment
- Let to River Island, Peacocks and Toni & Guy
- Three well located modern shops on the pedestrianised section of the main shopping street
- Popular North West town
- Reversions 2018 and 2019
- Total Current Rents Reserved **£118,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**

Southport, with a population of some 91,000, is a prosperous and attractive coastal resort town located 16 miles north of Liverpool and 19 miles south-west of Preston. The town benefits from good communications being located at the junction of the A565 and A570, which provides direct access to the M58 and the national motorway network thereafter. The property is situated on the north side of the pedestrianised section of Chapel Street at its junction with London Street. The Toni & Guy unit benefits from an extensive trading frontage to London Street. Occupiers close by include Wallis, New Look, H&M, Boots, Santander, BHS, Marks & Spencer, Poundworld, Clarks, O2, Vodafone, EE, Game, Thomson, Vision Express and The Carphone Warehouse.

**Description**

This attractive modern property is arranged on ground and first floors to provide three well configured shop units, each with ancillary accommodation above. The shops benefit from rear loading access via a communal yard approached off London Street.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
57	River Island Clothing Co Ltd (1) ( <a href="http://www.riverisland.com">www.riverisland.com</a> )	Gross Frontage 8.92 m (29' 3") Net Frontage 8.17 m (26' 9") Ground Floor (2) 191.14 sq m (2,057 sq ft) First Floor (2) 190.85 sq m (2,054 sq ft) Second Floor (2) 90.47 sq m (974 sq ft)	5 years from 14.01.2013 FR & I	£40,000 p.a. (3)	Reversion 2018
59	Peacocks Stores Ltd (4) ( <a href="http://www.peacocks.co.uk">www.peacocks.co.uk</a> )	Gross Frontage 12.97 m (42' 6") Net Frontage 12.39 m (40' 8") Shop & Built Depth 24.32 m (79' 9") Ground Floor 275.55 sq m (2,966 sq ft) First Floor 246.05 sq m (2,648 sq ft)	5 years from 23.05.2014 FR & I Tenant option to break on 23.05.2017 on 6 months' notice	£45,000 p.a.	Reversion June 2019
61	Toni & Guy (North) Ltd ( <a href="http://www.toniandguy.com">www.toniandguy.com</a> )	Gross Frontage 4.07 m (13' 4") Net Frontage 3.10 m (10' 2") Gross Return Frontage 23.21 m (76' 2") Shop & Built Depth 24.29 m (79' 8") Ground Floor 82.30 sq m (886 sq ft) First Floor 83.30 sq m (897 sq ft)	10 years from 25.12.2012 Rent review in the 5th year FR & I Tenant option to break on 25.12.2017 on 6 months' notice	£33,000 p.a.	Rent Review December 2017

(1) For the year ended 28th December 2014, River Island Clothing Co Ltd reported a turnover of £890.4m, a pre-tax profit of £145.8m and a net worth of £279.6m. (Source: Experian 13.01.2016)  
 (2) Areas sourced from the VOA website – not measured by Allsop.  
 (3) The seller and the tenant have recently concluded an agreement to remove the tenant break option in return for a reduction in the rent to £40,000 per annum (from £65,000 per annum) with effect from 1st February 2015.  
 (4) For the year ended 28th February 2015, Peacocks Stores Ltd reported a turnover of £351.68m, a pre-tax profit of £67.042m and a net worth of £133.22m. They are a subsidiary of the Edinburgh Woollen Mill (Group) Ltd. (Source: Experian 13.01.2016)

**Total £118,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
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