

FOR SALE



3-5 Liverpool Road, Birkdale, Southport PR8 4AT



1,262 sq ft
Ground Floor Area



£425,000
Price



£17,500
Rateable Value



D93
EPC

- Birkdale is a vibrant village which proudly boasts the internationally acclaimed Royal Birkdale Golf Club, an iconic venue that has hosted The Open Championship multiple times
- The property is situated on Liverpool Road next to the Railway Station which links Southport with Liverpool City Centre
- Occupiers in close proximity include Costa and Spar along with numerous bar and restaurants including Bistro Verite, Barrique and Tea Rooms
- The ground floor and basement of the former bank premises were recently occupied by a beauty and aesthetics salon, which has since vacated. The first and second floors remain occupied by Handley Law Solicitors.
- There is extensive hard standing to the front and side of the property which could provide up to 6 car spaces or external seating for bar/restaurant use

Situation

Birkdale is located less than a mile from Southport, a Metropolitan Borough of Sefton, within Merseyside. Southport is approx. 50 miles North of Liverpool on the Irish Sea Coastline.

Birkdale is a vibrant village which proudly boasts the internationally acclaimed Royal Birkdale Golf, an iconic venue that has hosted The Open Championship multiple times.

The area is surround by nature reserves, beaches, scenic cycle routes and the village is popular as a food and drink destination including a Michelin restaurant (Bistrot Verite) plus traditional pubs, cafés and tea rooms.

Birkdale has excellent transport connections with Birkdale Train Station being on the Northern Line from Liverpool to Southport, buses connecting from Liverpool to Southport running through the village.

Description

The property is situated on Liverpool Road next to the Railway Station which links Southport with Liverpool City Centre

Occupiers in close proximity include Costa and Spar along with numerous bar and restaurants including Bistrot Verite, Barrique and Tea Rooms

The former bank was recently occupied as a beauty/aesthetics salon with the ground floor and small basement storage now being vacant. The first and second floors are occupied by Handley Law Solicitors.

There is extensive hard standing to the front and side of the property which could provide up to 6 car spaces or external seating for bar/restaurant use

Area

Ground Floor	1,262 sq ft (117 sq m)
Basement	119 sq ft (11 sq m)

Tenure

Freehold.

Subject to lease at first floor – see details below.

Tenancy

The first and second floors with separate ground floor access is let as a solicitor's office to Handley Law.

They occupy by way of a 3-year lease at £11,000 pa from 6 December 2024 without review on effectively full repairing and insuring terms (the tenant maintains and repairs their internal space, and the landlord/vendor maintains and repairs the external fabric and recovers the cost via a service charge. This Lease is outside the Landlord & Tenant Act 1954

Price

£425,000.

Rates

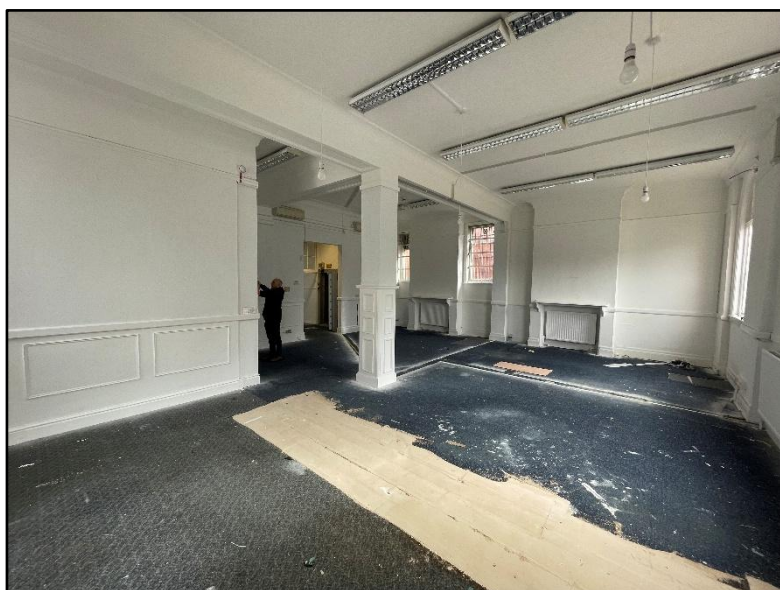
Rateable Value April 2023 Valuation: £17,500

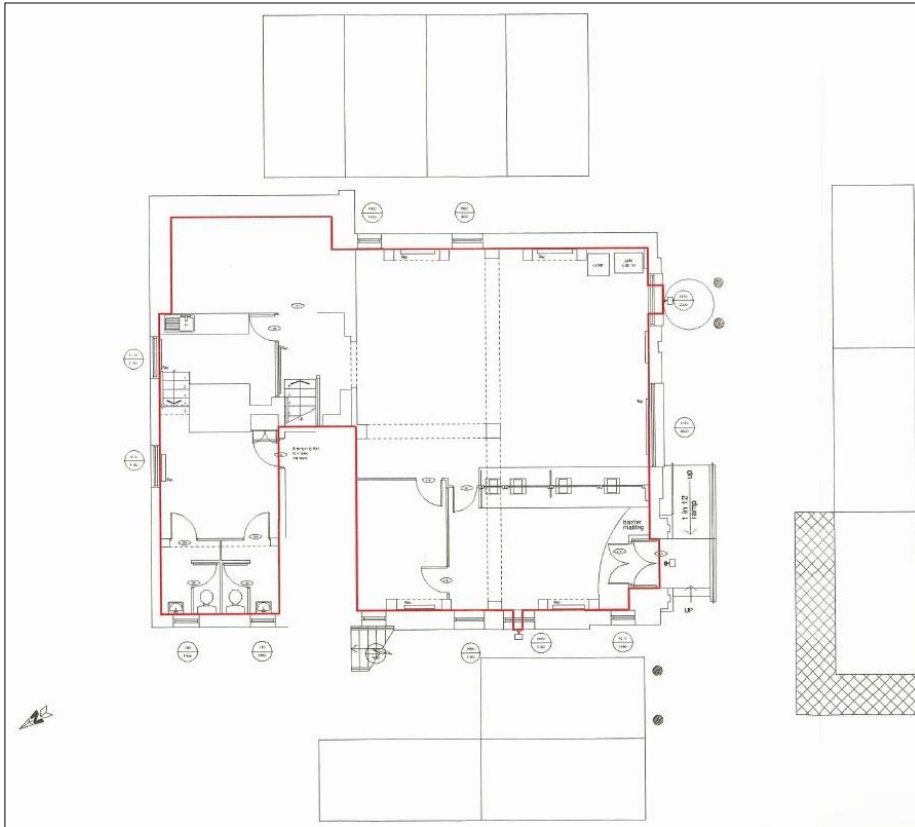
EPC

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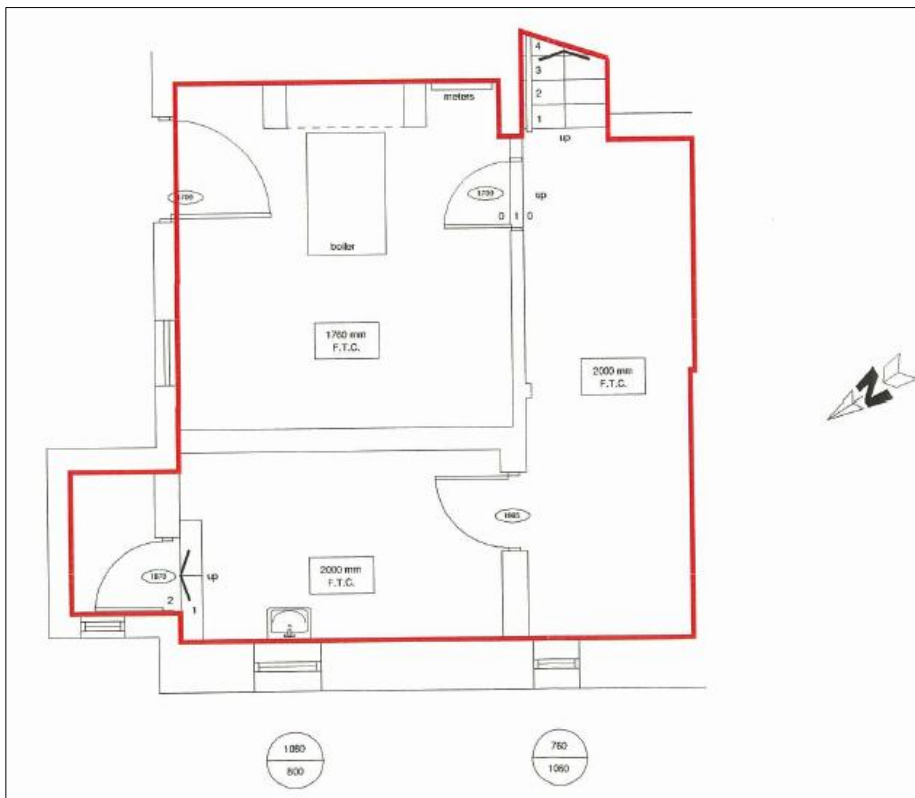
Legal costs

Each party to be responsible for their own legal costs.



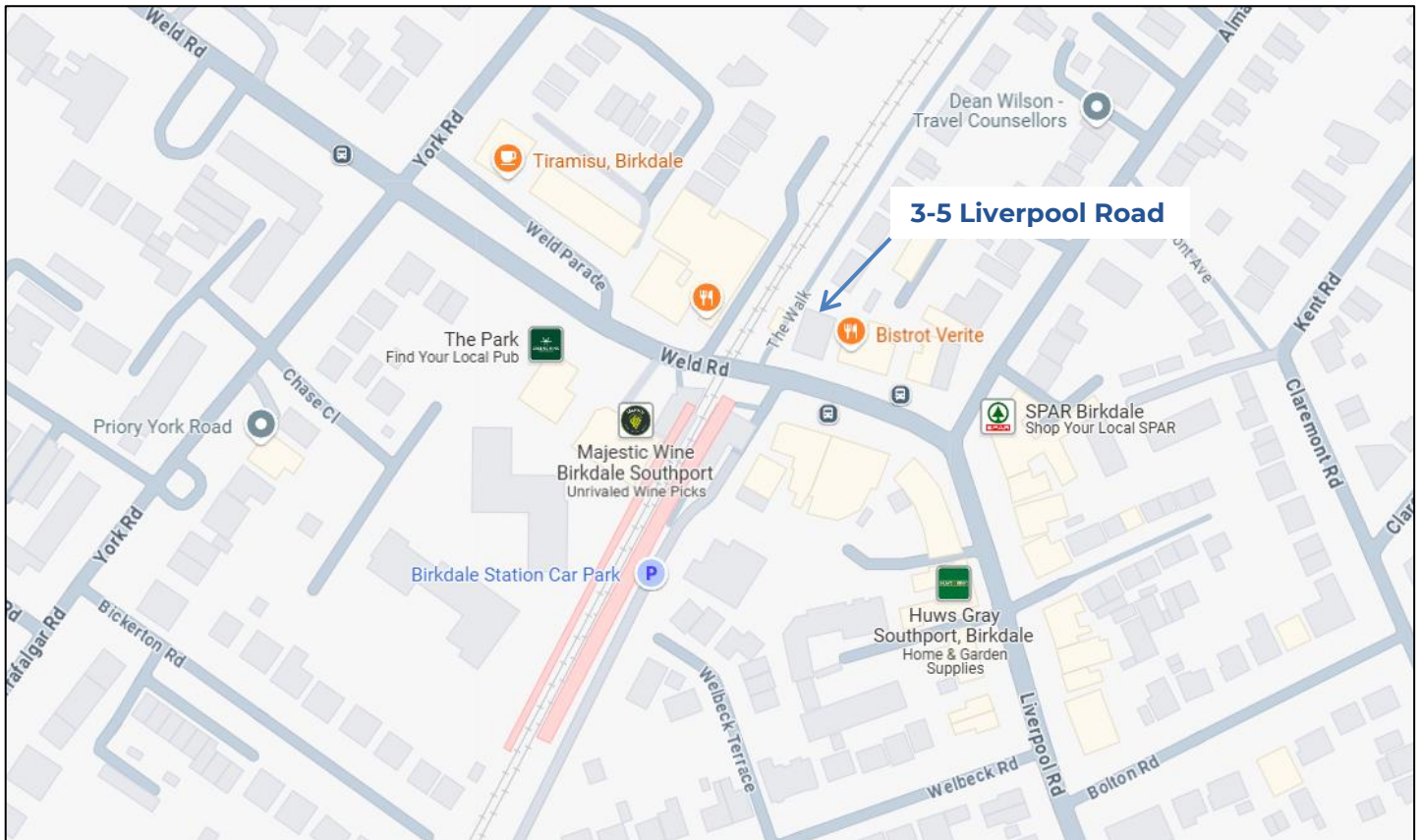


Ground Floor Plan



Basement Plan

3-5 Liverpool Road, Birkdale, Southport PR8 4AT



For further information please contact:



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[Code for Leasing Business Premises](#)

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

[Anti Money Laundering Regulations](#)

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

[Disclaimer](#)

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