



## 567 Lord Street, Southport, PR9 0BB

**£265,000**


**\* INVESTMENT OPPORTUNITY \*** Located in a prominent position in the heart of Southport and within the Lord Street Conservation Area. We are delighted to offer for sale this mixed use three storey building, which comprise of a ground floor retail unit (currently trading as Weldons Jewellery & Antiques) a two bedroom first floor flat and a three bedroom second floor flat (which has a Regulated Tenancy Registration number R32920837, the tenancy commenced 11 August 1981). All three properties are let and are currently generating an annual income of £26,724.


Ground floor retail: Sales showroom, office, store, small kitchen area and wc. Approximate area: 92 sqm (990 sqft). Measured to gross internal area. Current rateable value is £9,400. EPC rating: tbc.  
1st floor flat: Communal corridor, hall, two bedrooms, lounge, fitted kitchen, utility room and shower room. Approximate area: 98 sqm (1068 sqft). Measured to gross external area. Council tax band: B. EPC rating: D  
2nd floor flat: Communal corridor, hall, three bedrooms, lounge, kitchen, bathroom and wc. Approximate area: 98 sqm (1068 sqft). Measured to gross external area. Council tax band: A. EPC rating: tbc.

We understand the Sefton Local Plan was adopted in April 2017 and the properties are zoned as ED2 Town District and Local Centres.

Viewings are strictly by appointment only.



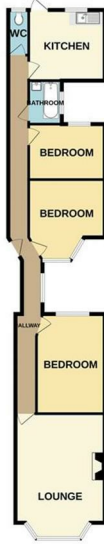
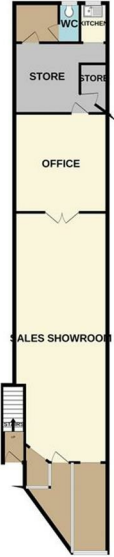
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		61	69
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	

GROUND FLOOR  
1000 sq ft (92.9 sq m) approx.

1ST FLOOR  
1000 sq ft (92.9 sq m) approx.

2ND FLOOR  
1000 sq ft (92.9 sq m) approx.



3 STOREY MID TERRACE WITH GROUND FLOOR RETAIL PREMISES  
TOTAL FLOOR AREA: 3106 sq ft (288.6 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, windows and any other items are approximate and no responsibility is taken for any error. Information is for guidance only. This plan is for illustrative purposes only and should be used as a guide only and prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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