

LOT  
**23**

**Unit 2, 29/33 Tulketh Street, Southport, Merseyside PR8 1AG**

**COMMERCIAL INVESTMENT**

Guide price **£225,000+**



**A Freehold Town Centre retail investment let in its entirety to Partners The Stationers Ltd T/A Ryman currently producing £50,000pa. The premises comprises a ground retail unit and ancillary accommodation. The property is registered for VAT.**

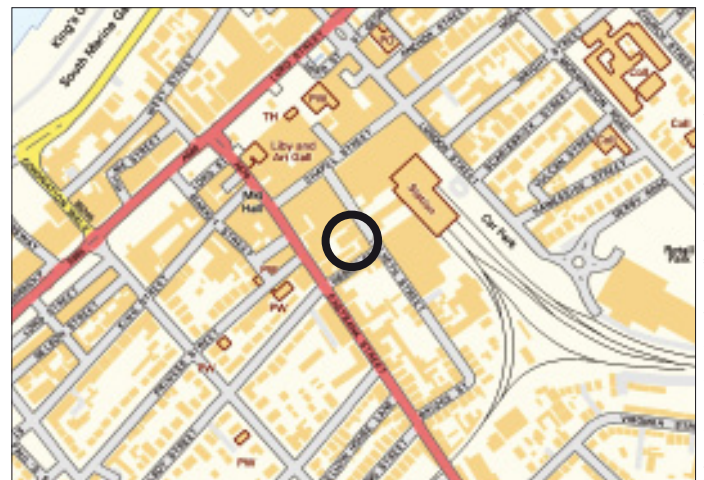
**Situated**

Southport is a prosperous and attractive seaside resort town located 16 miles north of Liverpool and 19 miles southwest of Preston. The town benefits from good road links. The property is situated within the Town Centre close to the junction with Chapel Street close to a whole host of local and national retailers.

**Joint Auctioneers**

**mason  
owen...**

property consultants



Not to scale. For identification purposes only



Not to scale. For identification purposes only

NO	PRESENT LEASE	ACCOMMODATION	LEASE TERM	CURRENT RENT	NEXT REVIEW/REVISION
29/33	Partners The Stationers Ltd t/a Ryman	Ground Floor 290.6m2 (3,128sqft)	25 years from 25th December 1989. 5 yearly reviews. Effective FR&I	£30,000 pa	24th December 2014
Current rent reserved				£30,000pa	

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449