



563-565 LORD ST

SOUTHPORT,
MERSEYSIDE PR9 0BB

PRIME REDEVELOPMENT
OPPORTUNITY FOR SALE





EXECUTIVE SUMMARY

Redevelopment opportunity within an attractive, period building within the prime retail district of Southport.

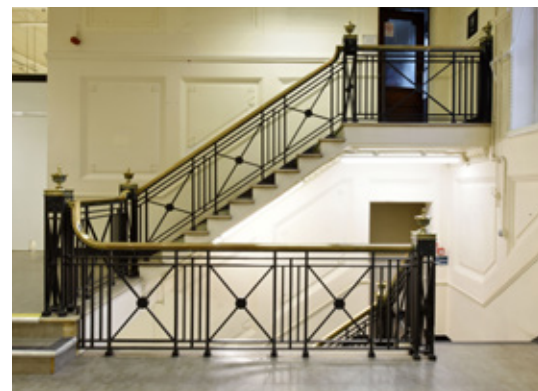
Arranged over part basement, ground and two upper floors with eaves/attic storage above.

—
The building was originally constructed for commercial/retail use at ground floor with residential accommodation above.

—
Gross internal area of 73,991 sq ft (6,874 sq m).

—
The building has been used by Debenhams and its namesake for in excess of 35 years. The building is of part traditional load-bearing masonry and part framed construction.

—
Significant opportunity to redevelop the property for residential, leisure or hotel use, subject to planning.





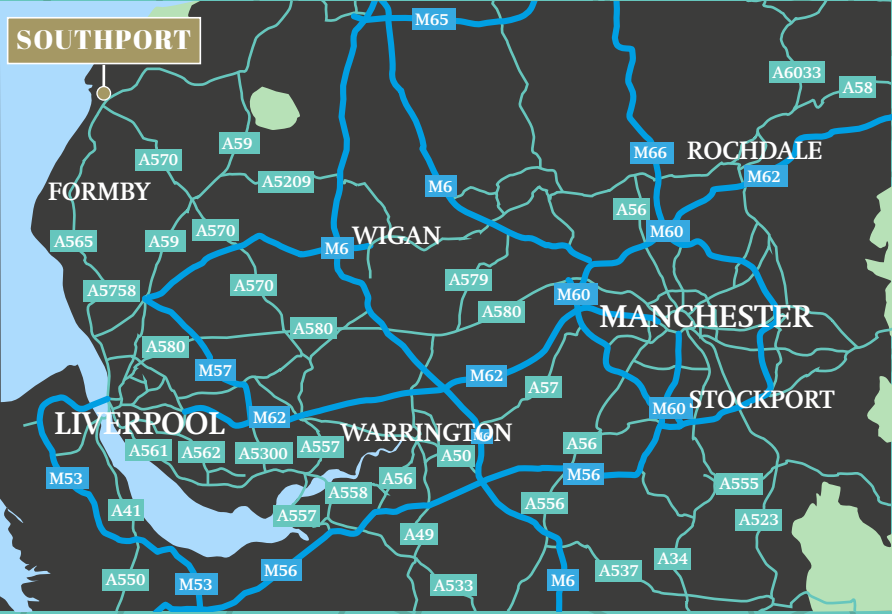
LOCATION

Southport is a large seaside town in Merseyside. The town lies on the Irish Sea coast and is fringed to the north by the Ribble estuary. The town is 16.7 miles north of Liverpool and 14.8 miles southwest of Preston.

At the turn of the 19th century, the area became popular with tourists due to the easy access from the nearby Leeds and Liverpool Canal. The rapid growth of Southport largely coincided with the Industrial Revolution and the Victorian era. Town attractions include Southport Pier, the second longest seaside pleasure pier in the British Isles, and Lord Street which is an elegant tree-lined shopping street.

The building is located in the town centre of Southport on Lord Street, formerly the main retail promenade. Leisure uses are concentrated along the seafront and the area to the North of the site is predominantly residential.







SOUTHPORT BEACH

SOUTHPORT GOLF LINKS

SOUTHPORT PIER

SOUTHPORT THEATRE
& CONVENTION CENTRE

563-565
LORD ST

STANLEY STREET

SOUTHPORT
PLEASURE LAND

LORD STREET

SOUTHPORT
TRAIN STATION

THE BUILDING

GENERAL SPECIFICATION

The property is a Grade II listed building.

—

The building is located within the Lord Street conservation area.

—

The property comprises part basement, ground and two upper floors accessed from Lord Street and Stanley Street from the rear.

—

The building has been used by Debenhams for in excess of 35 years until their departure in late 2019.

—

WC provision.

Solid concrete floor.

—

The building is of part traditional load-bearing masonry and part framed construction.

X1 passenger lift and goods lift.

—

Painted timber windows.

—

A ten-bay veranda extends from the facade creating an attractive covered walkway to Lord Street and is made up of cast iron columns and a curved glass roof.

INTERNAL SPECIFICATION

The stained-glass lantern roof is located to the rear of the building on the first floor and probably had a void beneath it in the past - creating an atrium or arcade through the building.

The symmetrical Lord Street elevation has extensive detailing and window patterns. Oriel and bay windows can be seen on the first and second floors.



The floor plan of the first floor shows a large rectangular area labeled 'Store' at the top. Below the 'Store' is a horizontal corridor with a 'STAIR' located on the right side. At the bottom of the plan is a rectangular area labeled 'Plant Room'. A 'STAIR' is also located on the left side of the 'Plant Room'. The entire floor plan is enclosed within a blue rectangular border.

GROUND FLOOR

The ground floor plan shows a complex layout of rooms and corridors. Key features include:

- Central Hall:** A large open area with several columns and a central staircase.
- Lift Motor Room:** Located at the top center of the plan.
- Storage:** Located at the top right of the plan.
- Electric Board:** Located at the bottom right of the plan.
- Lift:** Located at the top center of the plan.
- Rooms:** Various rooms are labeled, including 'AD', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z', 'AA', 'AB', 'AC', 'AD', 'AE', 'AF', 'AG', 'AH', 'AI', 'AJ', 'AK', 'AL', 'AM', 'AN', 'AO', 'AP', 'AQ', 'AR', 'AS', 'AT', 'AU', 'AV', 'AW', 'AX', 'AY', 'AZ', 'BA', 'BB', 'BC', 'BD', 'BE', 'BF', 'BG', 'BH', 'BI', 'BJ', 'BK', 'BL', 'BM', 'BN', 'BO', 'BP', 'BQ', 'BR', 'BS', 'BT', 'BU', 'BV', 'BW', 'BX', 'BY', 'BZ', 'CA', 'CB', 'CC', 'CD', 'CE', 'CF', 'CG', 'CH', 'CI', 'CJ', 'CK', 'CL', 'CM', 'CN', 'CO', 'CP', 'CQ', 'CR', 'CS', 'CT', 'CU', 'CV', 'CW', 'CX', 'CY', 'CZ', 'DA', 'DB', 'DC', 'DD', 'DE', 'DF', 'DG', 'DH', 'DI', 'DJ', 'DK', 'DL', 'DM', 'DN', 'DO', 'DP', 'DQ', 'DR', 'DS', 'DT', 'DU', 'DV', 'DW', 'DX', 'DY', 'DZ', 'EA', 'EB', 'EC', 'ED', 'EE', 'EF', 'EG', 'EH', 'EI', 'EJ', 'EK', 'EL', 'EM', 'EN', 'EO', 'EP', 'EQ', 'ER', 'ES', 'ET', 'EU', 'EV', 'EW', 'EX', 'EY', 'EZ', 'FA', 'FB', 'FC', 'FD', 'FE', 'FF', 'FG', 'FH', 'FI', 'FJ', 'FK', 'FL', 'FM', 'FN', 'FO', 'FP', 'FQ', 'FR', 'FS', 'FT', 'FU', 'FV', 'FW', 'FX', 'FY', 'FZ', 'GA', 'GB', 'GC', 'GD', 'GE', 'GF', 'GG', 'GH', 'GI', 'GJ', 'GK', 'GL', 'GM', 'GN', 'GO', 'GP', 'GQ', 'GR', 'GS', 'GT', 'GU', 'GV', 'GW', 'GX', 'GY', 'GZ', 'HA', 'HB', 'HC', 'HD', 'HE', 'HF', 'HG', 'HH', 'HI', 'HJ', 'HK', 'HL', 'HM', 'HN', 'HO', 'HP', 'HQ', 'HR', 'HS', 'HT', 'HU', 'HV', 'HW', 'HX', 'HY', 'HZ', 'IA', 'IB', 'IC', 'ID', 'IE', 'IF', 'IG', 'IH', 'II', 'IJ', 'IK', 'IL', 'IM', 'IN', 'IO', 'IP', 'IQ', 'IR', 'IS', 'IT', 'IU', 'IV', 'IW', 'IX', 'IY', 'IZ', 'JA', 'JB', 'JC', 'JD', 'JE', 'JF', 'JG', 'JH', 'JI', 'JJ', 'JK', 'JL', 'JM', 'JN', 'JO', 'JP', 'JQ', 'JR', 'JS', 'JT', 'JU', 'JV', 'JW', 'JX', 'JY', 'JZ', 'KA', 'KB', 'KC', 'KD', 'KE', 'KF', 'KG', 'KH', 'KI', 'KJ', 'KK', 'KL', 'KM', 'KN', 'KO', 'KP', 'KQ', 'KR', 'KS', 'KT', 'KU', 'KV', 'KW', 'KX', 'KY', 'KZ', 'LA', 'LB', 'LC', 'LD', 'LE', 'LF', 'LG', 'LH', 'LI', 'LJ', 'LK', 'LL', 'LM', 'LN', 'LO', 'LP', 'LQ', 'LR', 'LS', 'LT', 'LU', 'LV', 'LW', 'LX', 'LY', 'LZ', 'MA', 'MB', 'MC', 'MD', 'ME', 'MF', 'MG', 'MH', 'MI', 'MJ', 'MK', 'ML', 'MM', 'MN', 'MO', 'MP', 'MQ', 'MR', 'MS', 'MT', 'MU', 'MV', 'MW', 'MX', 'MY', 'MZ', 'NA', 'NB', 'NC', 'ND', 'NE', 'NF', 'NG', 'NH', 'NI', 'NJ', 'NK', 'NL', 'NM', 'NN', 'NO', 'NP', 'NQ', 'NR', 'NS', 'NT', 'NU', 'NV', 'NW', 'NX', 'NY', 'NZ', 'OA', 'OB', 'OC', 'OD', 'OE', 'OF', 'OG', 'OH', 'OI', 'OJ', 'OK', 'OL', 'OM', 'ON', 'OO', 'OP', 'OQ', 'OR', 'OS', 'OT', 'OU', 'OV', 'OW', 'OX', 'OY', 'OZ', 'PA', 'PB', 'PC', 'PD', 'PE', 'PF', 'PG', 'PH', 'PI', 'PJ', 'PK', 'PL', 'PM', 'PN', 'PO', 'PP', 'PQ', 'PR', 'PS', 'PT', 'PU', 'PV', 'PW', 'PX', 'PY', 'PZ', 'QA', 'QB', 'QC', 'QD', 'QE', 'QF', 'QG', 'QH', 'QI', 'QJ', 'QK', 'QL', 'QM', 'QN', 'QO', 'QP', 'QQ', 'QR', 'QS', 'QT', 'QU', 'QV', 'QW', 'QX', 'QY', 'QZ', 'RA', 'RB', 'RC', 'RD', 'RE', 'RF', 'RG', 'RH', 'RI', 'RJ', 'RK', 'RL', 'RM', 'RN', 'RO', 'RP', 'RQ', 'RR', 'RS', 'RT', 'RU', 'RV', 'RW', 'RX', 'RY', 'RZ', 'SA', 'SB', 'SC', 'SD', 'SE', 'SF', 'SG', 'SH', 'SI', 'SJ', 'SK', 'SL', 'SM', 'SN', 'SO', 'SP', 'SQ', 'SR', 'SS', 'ST', 'SU', 'SV', 'SW', 'SX', 'SY', 'SZ', 'TA', 'TB', 'TC', 'TD', 'TE', 'TF', 'TG', 'TH', 'TI', 'TJ', 'TK', 'TL', 'TM', 'TN', 'TO', 'TP', 'TQ', 'TR', 'TS', 'TT', 'TU', 'TV', 'TW', 'TX', 'TY', 'TZ', 'UA', 'UB', 'UC', 'UD', 'UE', 'UF', 'UG', 'UH', 'UI', 'UJ', 'UK', 'UL', 'UM', 'UN', 'UO', 'UP', 'UQ', 'UR', 'US', 'UT', 'UU', 'UV', 'UW', 'UX', 'UY', 'UZ', 'VA', 'VB', 'VC', 'VD', 'VE', 'VF', 'VG', 'VH', 'VI', 'VJ', 'VK', 'VL', 'VM', 'VN', 'VO', 'VP', 'VQ', 'VR', 'VS', 'VT', 'VU', 'VV', 'VW', 'VX', 'VY', 'VZ', 'WA', 'WB', 'WC', 'WD', 'WE', 'WF', 'WG', 'WH', 'WI', 'WJ', 'WK', 'WL', 'WM', 'WN', 'WO', 'WP', 'WQ', 'WR', 'WS', 'WT', 'WU', 'WV', 'WW', 'WX', 'WY', 'WZ', 'XA', 'XB', 'XC', 'XD', 'XE', 'XF', 'XG', 'XH', 'XI', 'XJ', 'XK', 'XL', 'XM', 'XN', 'XO', 'XP', 'XQ', 'XR', 'XS', 'XT', 'XU', 'XV', 'XW', 'XX', 'XY', 'XZ', 'YA', 'YB', 'YC', 'YD', 'YE', 'YF', 'YG', 'YH', 'YI', 'YJ', 'YK', 'YL', 'YM', 'YN', 'YO', 'YP', 'YQ', 'YR', 'YS', 'YT', 'YU', 'YV', 'YW', 'YX', 'YY', 'YZ', 'ZA', 'ZB', 'ZC', 'ZD', 'ZE', 'ZF', 'ZG', 'ZH', 'ZI', 'ZJ', 'ZK', 'ZL', 'ZM', 'ZN', 'ZO', 'ZP', 'ZQ', 'ZR', 'ZS', 'ZT', 'ZU', 'ZV', 'ZW', 'ZX', 'ZY', 'ZZ'.

FIRST FLOOR

The architectural floor plan shows a complex layout of rooms and corridors. Key areas include:

- Restaurant:** Located in the upper right section, featuring a large open area and a bar.
- Kitchen:** Adjacent to the restaurant, containing various kitchen fixtures and equipment.
- Service Areas:** Multiple smaller rooms and corridors throughout the plan, likely for staff and storage.
- Entrances:** Several entrances are marked, including one on Lord Street.
- Staircases:** Located in the upper right and lower right corners.
- Storage:** Indicated in the upper right corner.
- Bar:** Located near the restaurant.
- Reception:** A central area with a large desk or counter.
- Corridors:** A network of corridors connecting the various rooms.
- Windows:** Numerous windows are shown along the perimeter of the building.
- Street:** The building is situated on Lord Street, which is labeled on the left side of the plan.

SECOND FLOOR

Diagram illustrating the layout of the second floor, showing various rooms and corridors. Key areas labeled include:

- Storage
- Toilet
- Stair
- Assumed
- Lift
- Lobby
- Water Cycle Room
- Stair
- Offices
- Daylight
- Walkway
- Storage
- Toilet
- Stair
- LORD STREET

This floor plan shows the rear of the building. On the left is 'LORD STREET'. The plan includes a 'Store' at the top, two 'Roof Space' areas in the middle, and a 'Store' at the bottom. A 'Stair' is located between the bottom 'Store' and the right-hand section. The right-hand section is a long, narrow area labeled 'Store' at the top and 'Stair' at the bottom.

EXISTING FLOOR PLANS

INDICATIVE PROPOSED PLAN - OPTION ONE

The landlord has instructed AEW architects to work up indicative proposals for re-use of the building.

Two options are outlined over the following two pages.

2 smaller retail units / pop-up shops

—

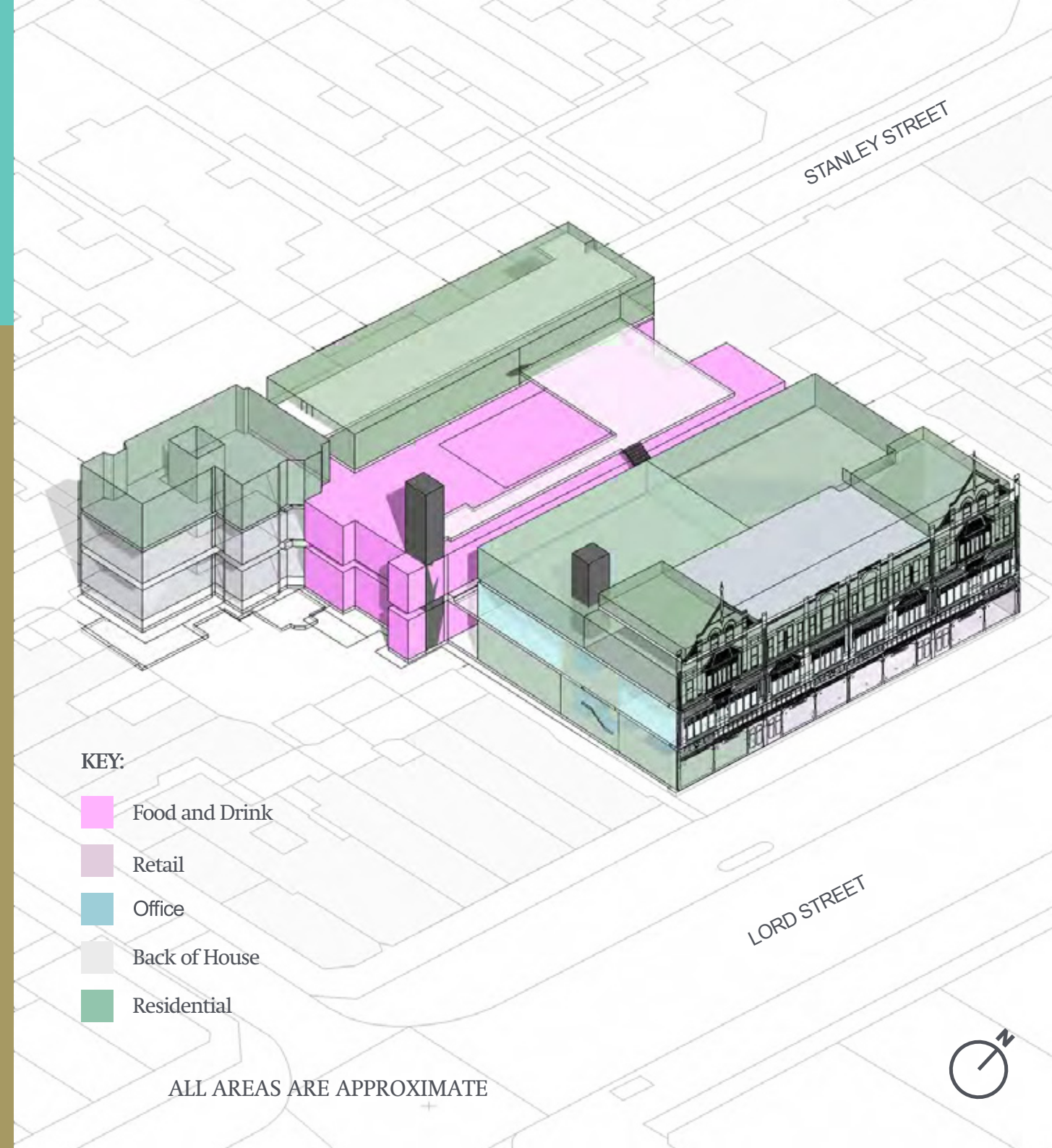
Market / pop-up style restaurant hall

—

Shared office / working space with potential to be sub-divided

—

Mix of 1 & 2 bed apartments and duplex apartments with roof terrace and gym amenity



INDICATIVE PROPOSED PLAN - OPTION TWO

3 smaller retail units / pop-up shops

—

Food and drink uses on ground floor

—

Gym to first floor

—

Mix of 1 & 2 bed apartments and duplex apartments
with roof terrace and amenity space

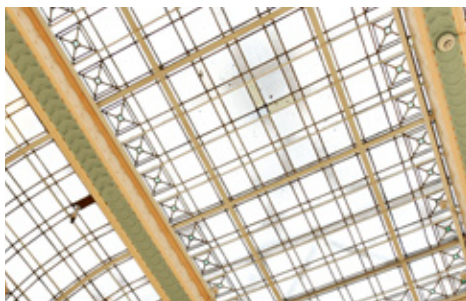
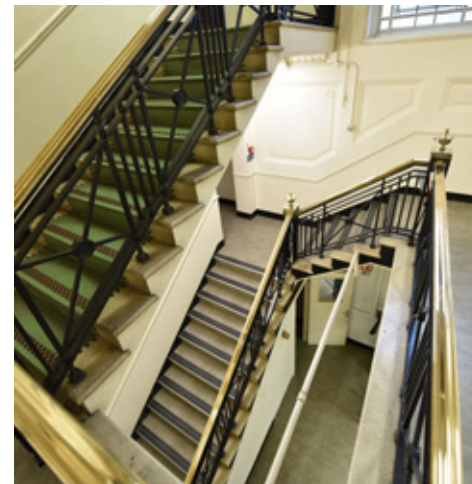
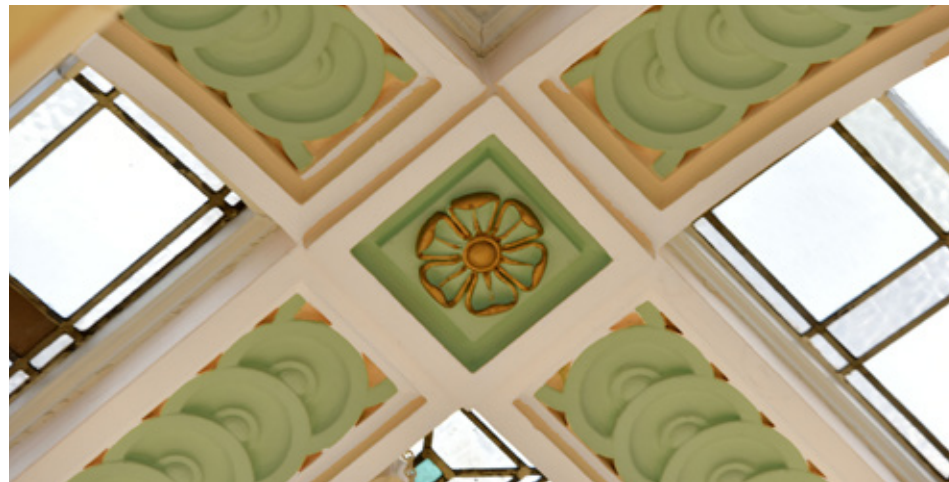
KEY:

- Food and Drink
- Retail
- Gym
- Back of House
- Residential

ALL AREAS ARE APPROXIMATE



INTERIOR FIXTURES & FURNISHING





OVERVIEW

Rare opportunity to acquire a landmark building in Southport.

—

Excellent position within the prime retail district, in one of the Southport's primary thoroughfares.

—

Potential to reposition the building for leisure, residential or hotel use, subject to planning.

—

Southport is a popular tourist destination.



MORE INFORMATION

TENURE

The freehold of the building will be sold with vacant possession.

PLANNING

The property is a Grade II listed building located in the Lord Street conservation area.

The property falls within Sefton Council's planning jurisdiction currently of retail use it is allocated as being primary retail under the Sefton Local Plan.

EPC

EPC Rating C.

PROPOSAL

Offers are invited for the freehold interest.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of source of funding will be required from the successful purchaser prior to instructing solicitors.

CONTACT

For further information, please contact the agents:



JOHN LAFFERTY

0161 238 6270

john.lafferty@eu.jll.com

JAMES PARKER

0161 828 6489

james.parker@eu.jll.com

IMPORTANT NOTICE. JLL gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published February 2020.

 0161 387 7252

