

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property

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The Victoria

42-43 Promenade, Southport, Merseyside, PR9 0DS
Town Centre/Lakeside Pub & Development Opportunity



Key Features

- Substantial Town Centre/Lakeside Pub and development site
- Prominent Promenade position overlooking Marine Lake and the proposed £73m Marine Lake Events Centre, opening April 2027.
- Open plan ground floor trading area of circa 4000sf gross.
- Extensive first and second floor accommodation
- Potential for mixed Pub and Residential scheme or for wholesale conversion to Flats/HMO or quasi care, assisted living use.

Location

The Victoria is situated on the Promenade overlooking Marine Lake, a short distance from the coast and on the edge of Southport town centre. The property lies directly opposite the Waterfront Hotel and the site of the proposed Marine Lake Events Centre, which has a budgeted cost of £73m, and is due to open in April 2027. Various tourist attractions are close by such as Silcocks Funland & Pier, Southport Pleasure Land, Kings Garden and Princes Park (both opposite) and Ocean Plaza Leisure Centre. The properties immediately adjoining the site comprise in the main low-rise flats, HMO's and traditional terraced / semi-detached properties. The main retail street in the town centre, Lord Street, is within a quarter of a mile to the east.

Description

The public house is a substantial Victorian three storey brick building beneath pitched slated roofs with various extensions to the rear. The property was originally two buildings, which have been 'knocked' together and are still held under two titles. To the front there is a beer patio area and a driveway / pull in providing car parking for two vehicles.

[Google Street View](#)

[View Virtual Tour](#)

Accommodation

Ground Floor

Main trading area comprising various seating areas/ alcoves with feature fireplaces and a central feature staircase which leads to a small trading area at first floor. The ground floor includes a games/darts area to the rear and is served by Accessible, Ladies and Gentlemen's lavatories and a good size catering and prep area.

First Floor

There is a former manager's flat at first floor level comprising lounge, domestic kitchen, three bedrooms, bathroom with separate lavatory and office. As confirmed above there is also trading accommodation at first floor level via the central staircase which comprises a balcony area but also a former function room.

Second Floor

The second floor comprises a range of 10 rooms, with supporting bathroom and a kitchen. The upper floors have been disused for a while and require full refurbishment.

Basement At basement level there is a traditional beer cellar and drop.

Outside Forecourt beer patio and driveway / pull in providing 2 parking spaces..

Stock in Trade

There is no stock to be purchased by the Buyer on completion.

Tenure

The property is held freehold and will be made available with the benefit of vacant possession.

Services

All mains services are connected to the property.

Licences

The Property holds the benefit of a Premises Licence permitting the sale of alcohol from 10:00 hrs to 00:00 hrs Sunday to Thursday and 10:00 hrs to 01:00 hrs Friday and Saturday.

Town and Country Planning

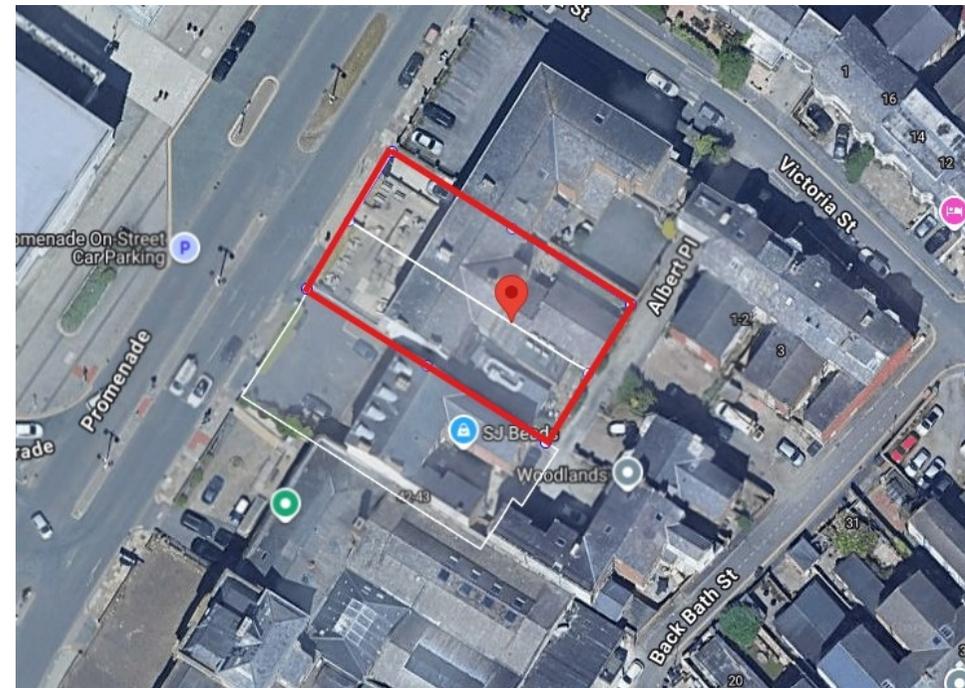
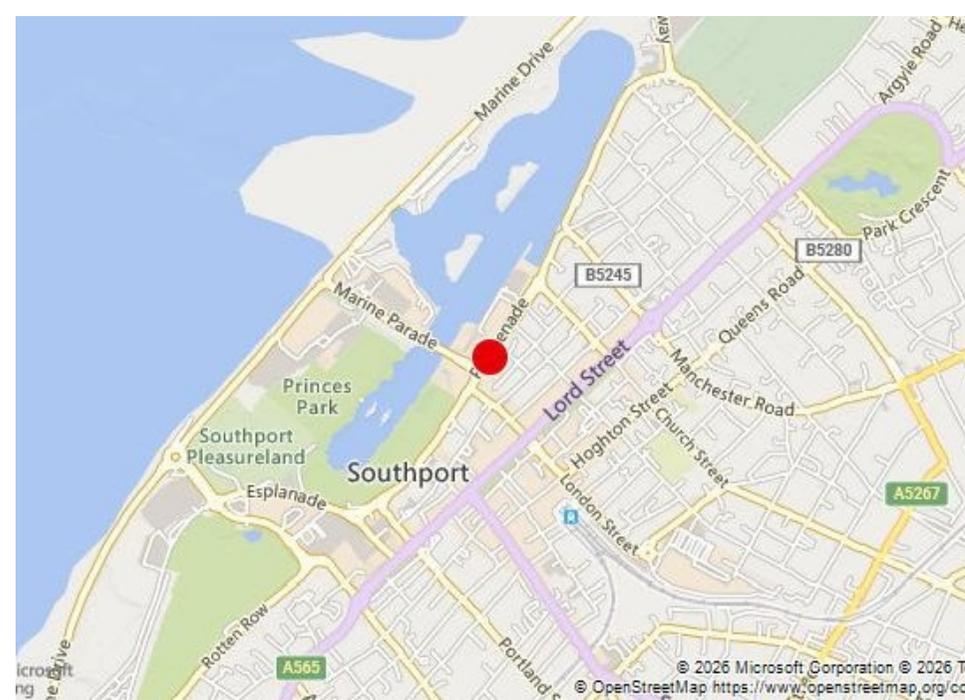
The Victoria is within the area controlled by Sefton MBC. The property is a Grade II listed building and lies within the Sefton Conservation Area.

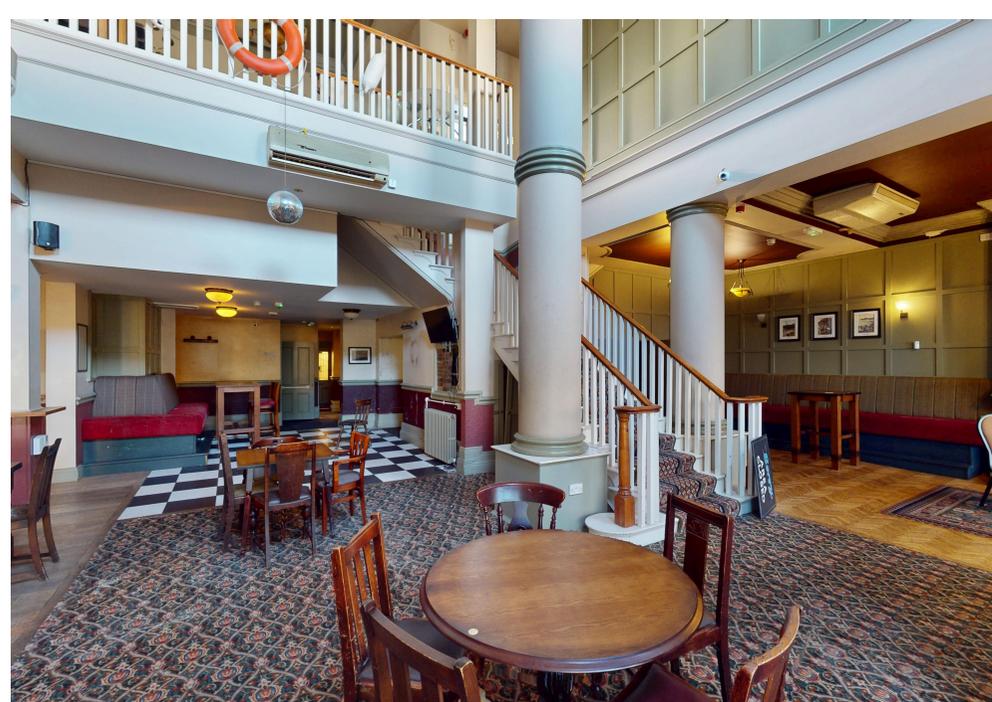
Fixtures and Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

TUPE

There are no staff to transfer under TUPE regulations.



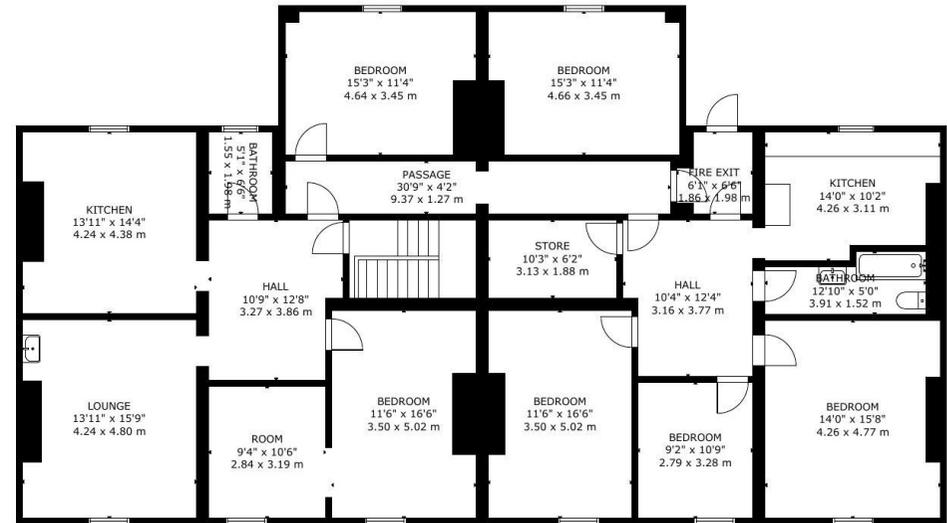


The Victoria 42-43 Promenade, Southport, Merseyside, PR9 0DS For Sale Freehold £475,000





GROUND FLOOR

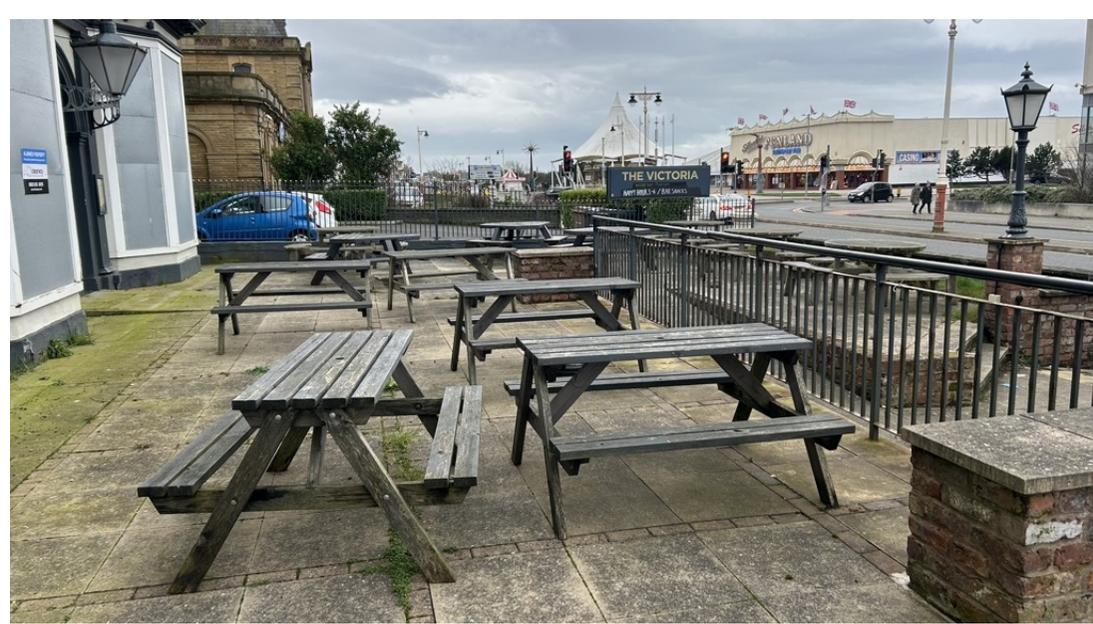


SECOND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 914 m²/9,848 sq.ft
GROUND FLOOR: 476 m²/5,126 sq.ft, FIRST FLOOR: 202 m²/2,180 sq.ft, SECOND FLOOR: 236 m²/2,542 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Business Rates

The Rateable Value is £17,500 with effect from April 2026

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band D.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

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The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that: a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract. b) Although believed to be correct, the accuracy of all descriptions and details is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness. c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.
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