



Liverpool Road North, Burscough, L40



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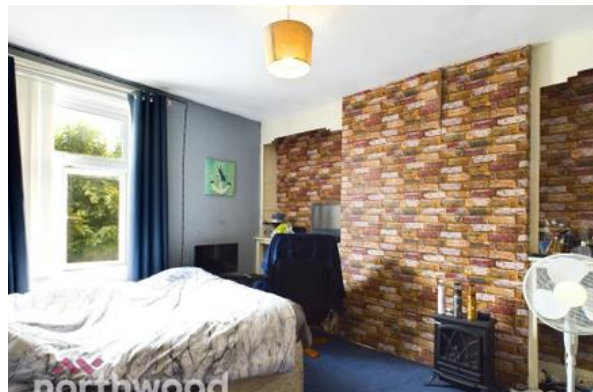


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## OIRO £260,000

- Excellent Investment Opportunity!
- Working Indian Restaurant
- Prominent Position to the busy A59 in Burscough Town Centre
- Scope for a range of business
- Approximately 1,208 sq ft of Commercial Space
- Separate First Floor Apartment
- Freehold
- EPC rating C





Northwood are pleased to present an excellent investment opportunity. Residing in the popular and ever-growing residential village of Burscough; a terraced property comprising of restaurant/ bar and 3-bedroom flat to the first floor. Properties within Burscough town Centre rarely come available to purchase and this property offers scope for alternative commercial uses. Subject to the necessary consents.

Currently to the ground floor is the long-established Indian restaurant and takeaway. This is currently all set up open plan, allowing space for amplitudes of seating and a separated bar area to the front. To the rear is a separate full industrial kitchen and door to rear outside space and parking.

The flat upstairs is in need of renovation but offer great potential with its own front door with direct access from the street. The accommodation comprises of a living room, kitchen, shower room and 3 generous sized bedrooms with the master benefiting from a walk-in wardrobe/ closet space.

Externally to the rear is a private parking space and outbuildings/ sheds allowing for further storage; for either the flat or restaurant. This is accessed via a private road, directly opposite the train station and showing how ideally located this property is. To the front is separate doors to both the restaurant and flat.

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### **Restaurant Front & Bar 5.89m x 4.10m (19'4" x 13'6")**

Entering via a wooden door in an enclosed storm porch. Windows to front aspect and allowing amplitudes of light into full bar area and restaurant. The bar is separated from the rest of the main tables but remains fully open to the front and sides.

### **Restaurant 8.00m x 5.01m (26'2" x 16'5")**

Moving past the current bar is a large open space = currently used as a dining area but offering ample opportunity for a variety of business purposes. Door to kitchen at the rear and door to side to toilets and cellar.

### **Toilets 2.06m x 1.40m (6'10" x 4'7")**

Door to the side leads to 2 separate toilets, both with a WC in cubicles and wash basin. Fully tiled walls and floor. A separate door leads to underground cellar/basement.

### **Kitchen 5.97m x 4.27m (19'7" x 14'0")**

Accessed via large steel door at the rear of the restaurant. Large stainless-steel industry/commercial kitchen with further ample food preparation areas.

### **Cellar**

Stone steps lead down to underground basement. Which is separated into 2 generously sized spaces and creating great storage space. Height level.

### **First Floor Flat**

Accessed via its own front door and not in the restaurant. A staircase takes you a hallway with a door and window leading into the spacious apartment.

### **Hallway 3.22m x 1.95m (10'7" x 6'5")**

Doors of to all rooms.

### **Kitchen 2.47m x 5.21m (8'1" x 17'1")**

Window to rear aspect. Range of fitted kitchen cabinets with countertops over and plumbing and space for all appliances.

### **Living Room 4.64m x 5.26m (15'2" x 17'4")**

Generous sized living area at the rear of the building and window to the rear aspect.

### **Bedroom One 3.19m x 3.10m (10'6" x 10'2")**

Excellent sized master bedroom currently split into 2 sections. You enter a walk-in wardrobe with a further door to the bedroom area and a window to the front aspect.

### **Bedroom Two 2.62m x 4.13m (8'7" x 13'6")**

Double bedroom with window to front aspect.

### **Bedroom Three 3.45m x 4.10m (11'4" x 13'6")**

Window to front aspect. Again, generously sized and would likely fit a double bed.

### **Bathroom 1.55m x 3.88m (5'1" x 12'8")**

Four-piece family bathroom with window to rear aspect. Suite comprises WC, bath, separate shower cubicle and washbasin.

### **External**

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## Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 2328.23 ft<sup>2</sup>  
 216.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657  
southport@northwooduk.com