

Retail & Office Premises

FOR SALE

Offers in the Region of: £250,000

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

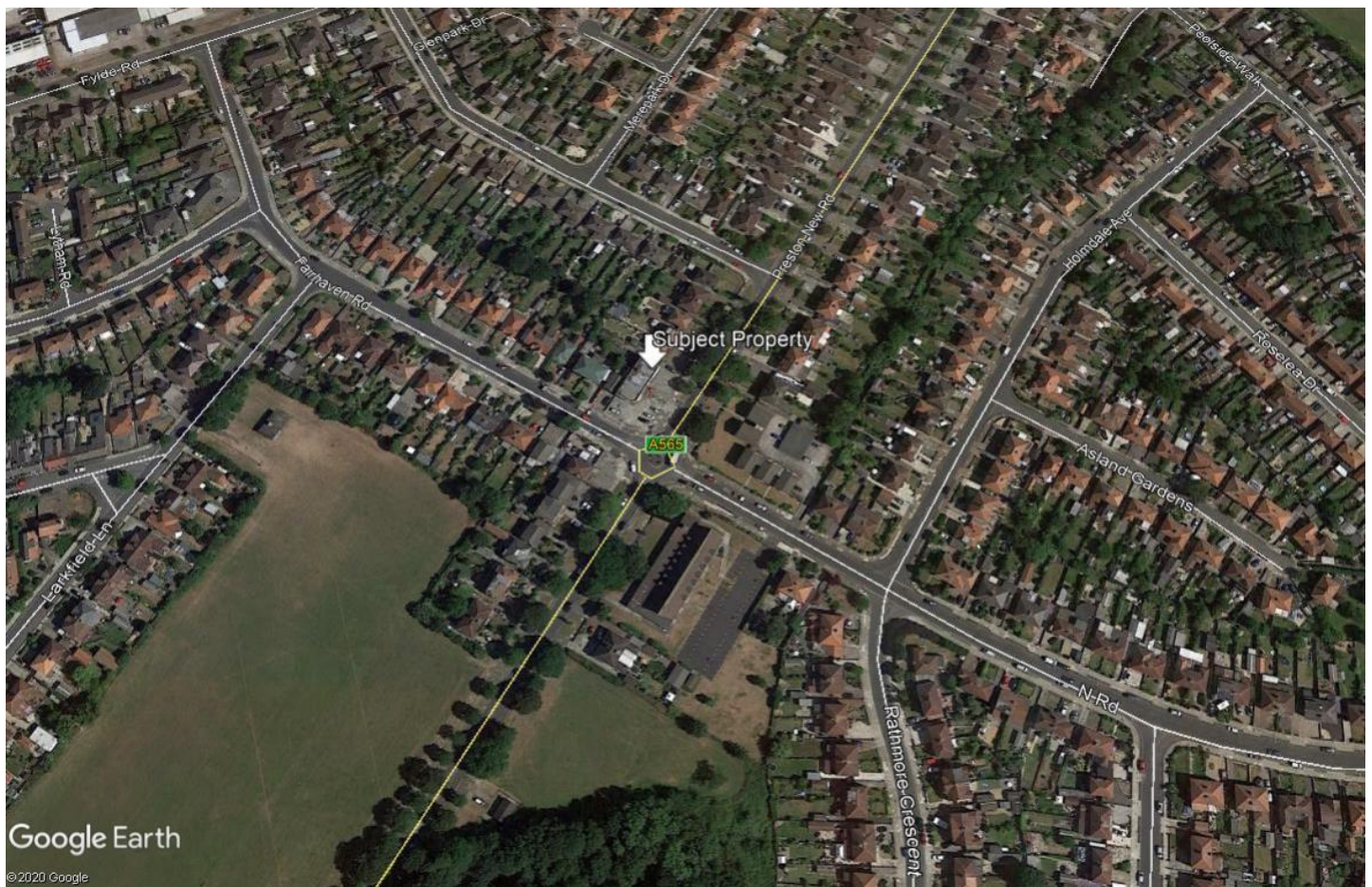
173 & 173a Preston New Road, Southport, Merseyside, PR9 8NS



- Self-contained Retail unit with off road parking, offered with vacant possession.
- First floor office/beauticians, again offered with vacant possession - scope for Residential conversion subject to the necessary consents.
- Land and outbuildings to rear - planning permission (now lapsed) for new build Garage/Warehouse unit.
- Prominent roadside position with plentiful off road car parking to Preston New Road.
- Ideal SIPP/pension fund investment purchase.

Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The subject property is an end terrace of retail units to a busy neighbourhood parade, which fronts Preston New Road / the A565 which is an arterial road connecting Southport to Preston. The property is found at the juncture of Fairhaven Road and North Road, Sat Nav reference PR9 0NS.



Description: From Preston New Road, pedestrian and vehicle access is provided onto the paved forecourt area. The ground floor self-contained retail unit has a substantial glazed frontage to Preston New Road with an integral pedestrian door, leading into a primarily open plan hairdressing salon area with rear washing stations, kitchen, WC and breakout area.

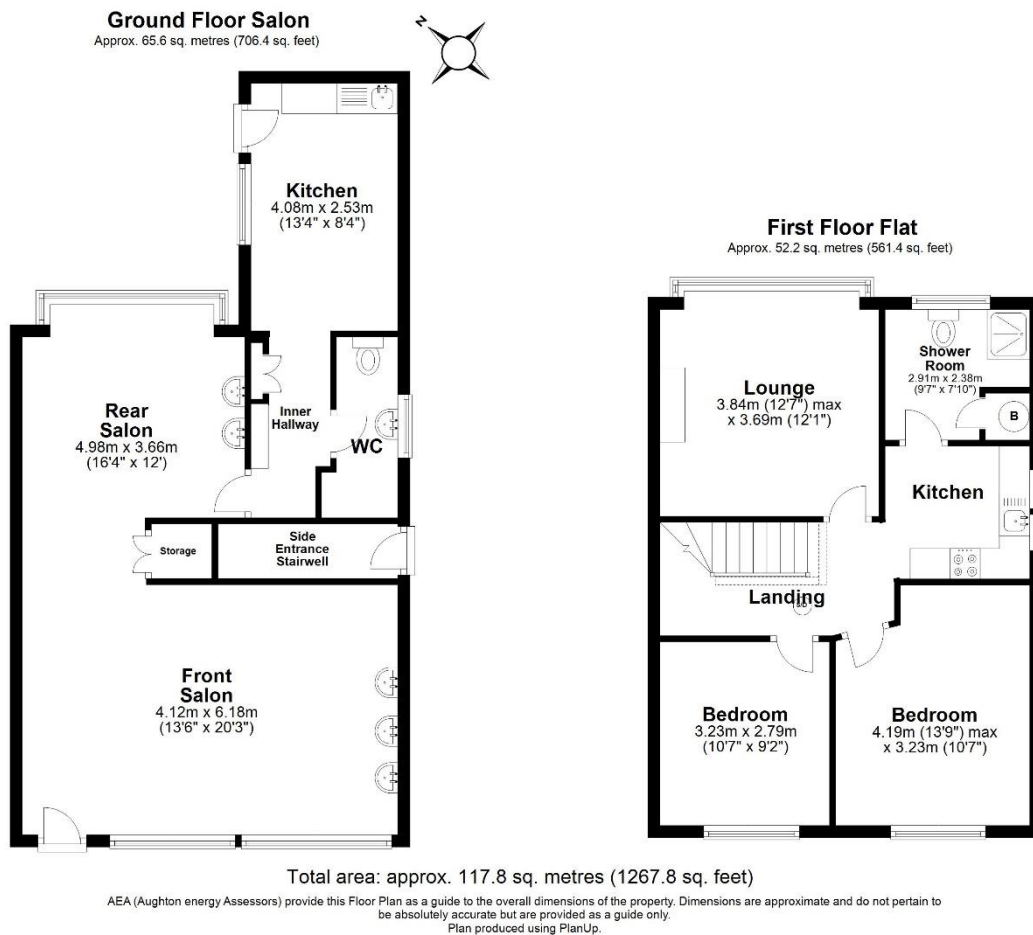
To the side, a separate entrance provides access to the upper floors, which provides a suite of various offices/treatment rooms, together with kitchen and WC.

Historically this has for many years been let to a beautician/nail bar however, it provides obvious scope for conversion to residential accommodation subject to the necessary consents.

To the rear, there are a number of outbuildings, which could be demolished to provide further parking or, alternatively, to construct new accommodation.

Please note that we hold on files details of an expired consent relating to the demolition of these outbuildings and the construction of a new store unit. Details of these can be provided on request.

Accommodation: Floor plan provided for indicative purposes only - not to scale.



Price: Offers in the Region of £250,000, subject to contract.

Tenure: Verbally advised freehold - pending written verification.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand VAT will not be applicable to the purchase price.

Legal: Each party will be responsible for their own legal costs incurred in this transaction.

Business Rates: The ground floor retail unit is listed as having a rateable value of £3,700.

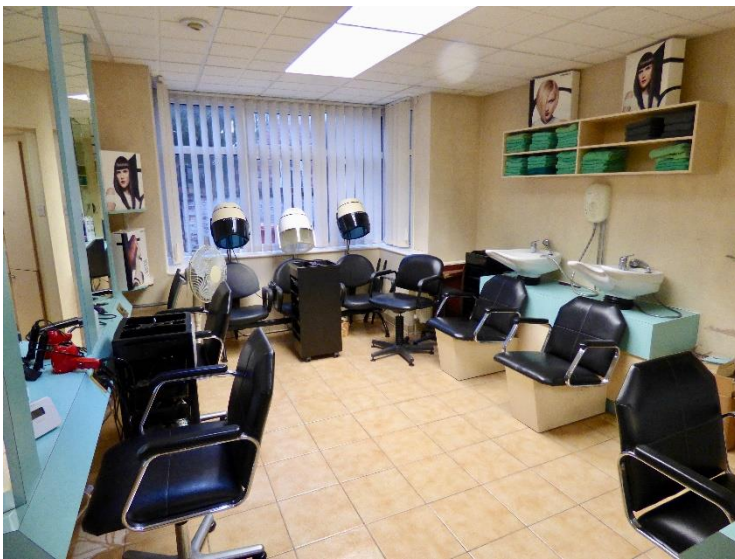
First floor office suite/beauticians rateable value £2,800.

EPC: A full copy of the EPC and Recommendation Report are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Updated 09 November 2023

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