

FOR SALE
Asking Price: £600,000

Available Due to Relocation
Warehouse Premises With Offices and Yard
Approximately 24,000 square feet GIA (including mezzanine and offices)

Unit 2 Canning Road Industrial Estate, Canning Road, Southport, Merseyside PR9 7SN



**Fitton
Estates**
www.fittonestates.com

COMMERCIAL PROPERTY CONSULTANTS
01704 500345

Unit 2 Canning Road Industrial Estate, Canning Road, Southport, Merseyside, PR9 7SN

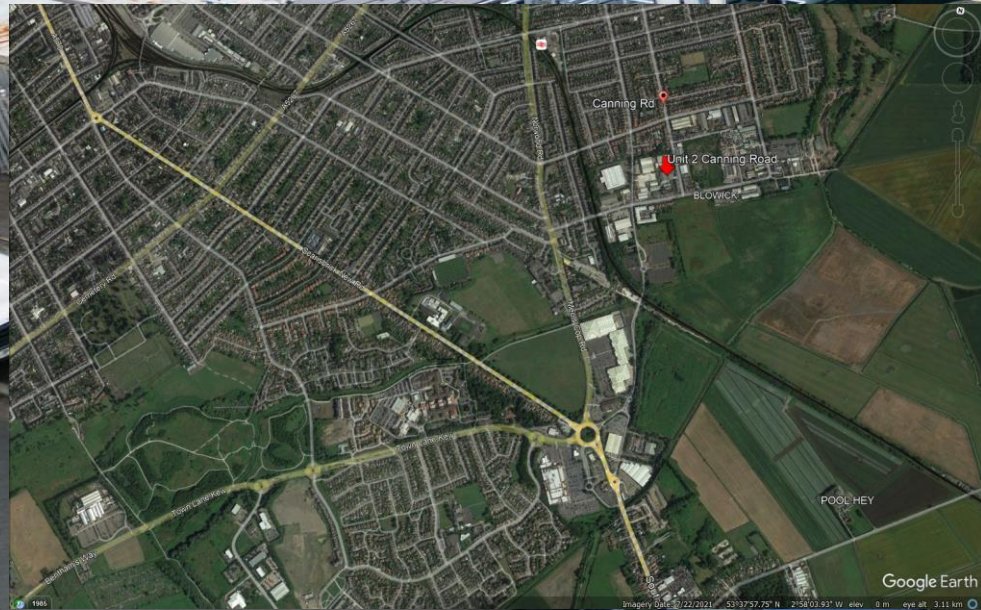
- Long Leasehold 99 years from 1979 at a ground rent of £14,000 per annum.
- Portal Frame Warehouse with Offices & Yard.
- Rare opportunity to purchase employment premises within Southport.
- Located on an established industrial location in Southport.
- Offered with vacant possession upon completion.
- Total GIA of circa 24,000sqft (inc mezz & portable cabin offices) on a total site of 0.98 acres approx.



Description: The property comprises of two interconnecting portal frame warehouse units with mezzanine offices and surrounding yard & outbuildings, in addition to two storey Portable cabin offices.

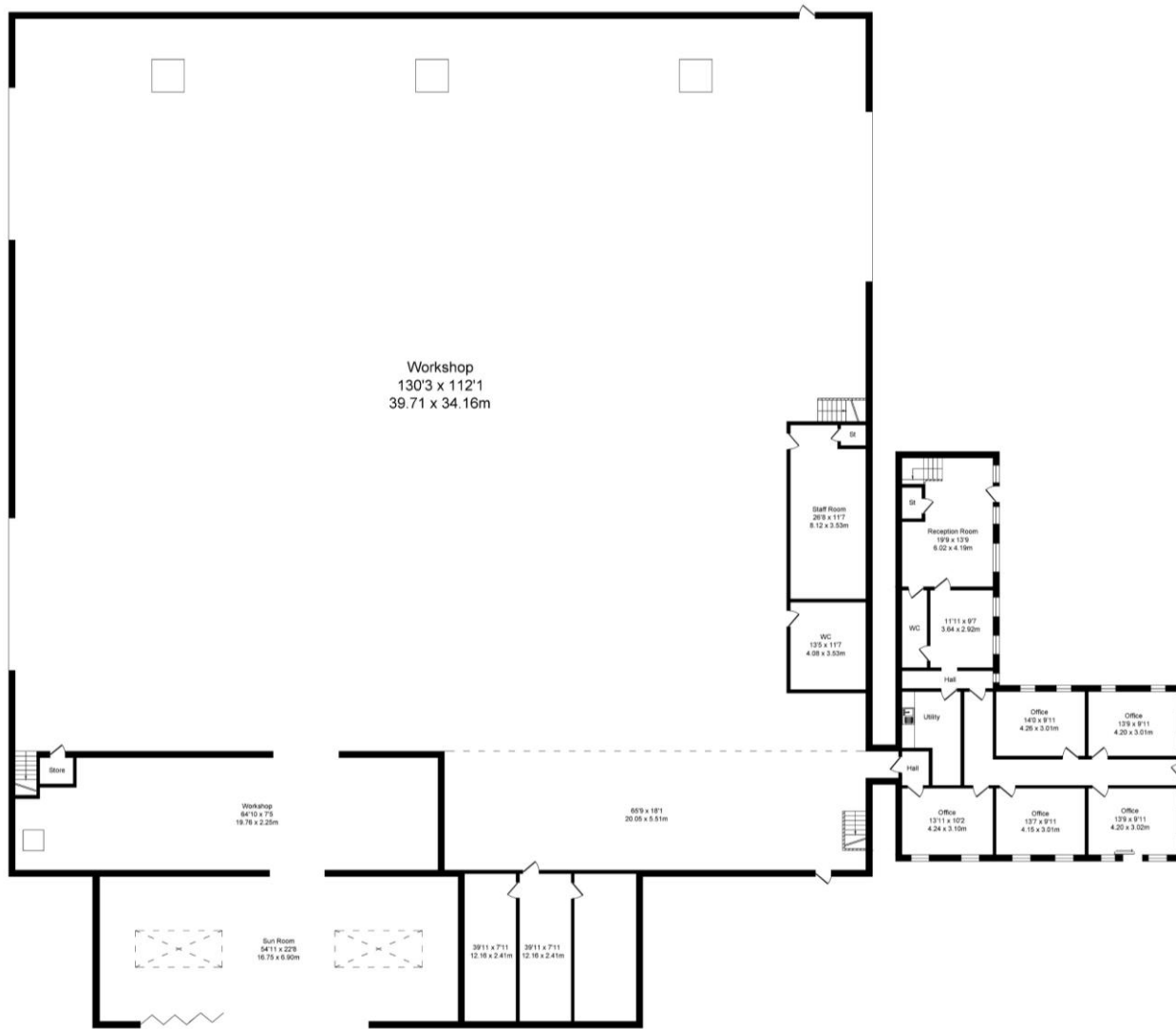


Location: The subject property can be found on Canning Road, close to its junction with Crowland Street, which is primary road into the employment, trade counter & industrial location of Southport, as indicated on our location plan below.

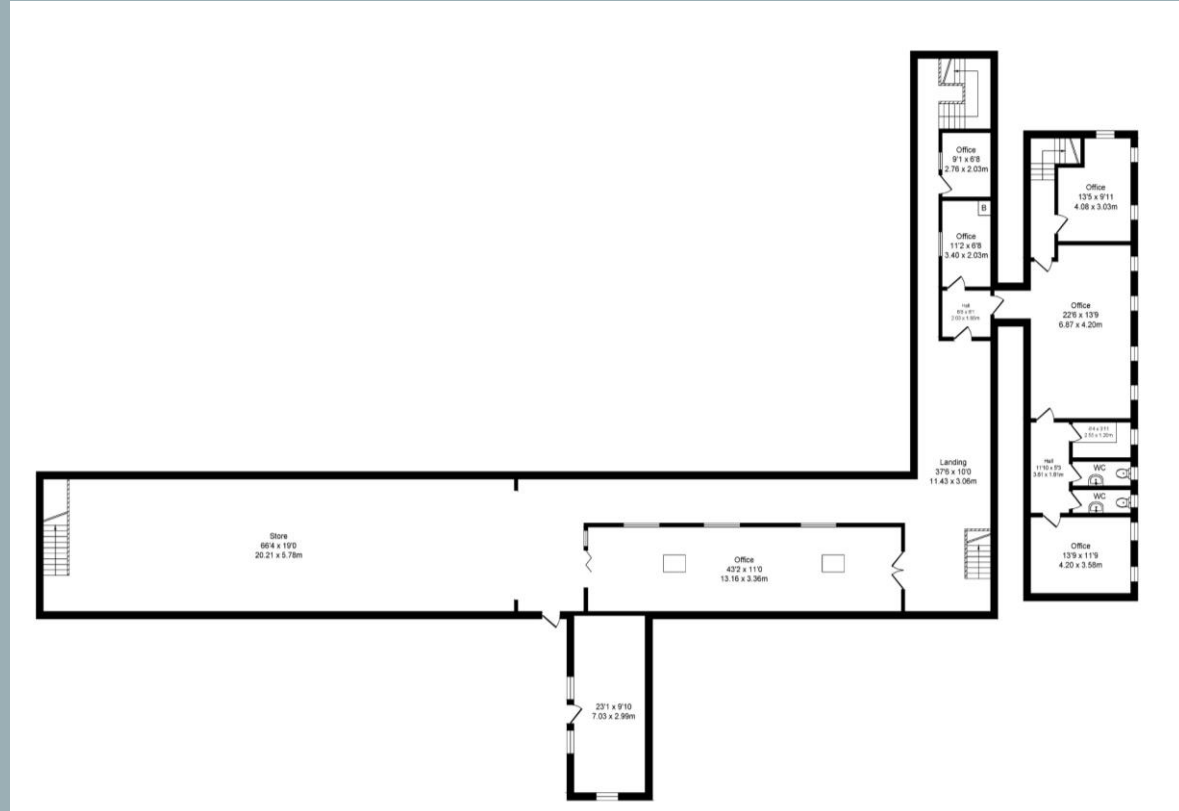


Accommodation: Floor plan below not to scale and provided for indicative purposes only.

There is total site area extending to approximately 0.98 acres and is enclosed by palisade fencing, as indicated on our plan overleaf - boundaries subject to confirmation with the Deeds.



Ground Floor



First Floor

Tenure: The property is held long leasehold for a term of 99 years from 1979 at a current ground rent of £14,000 per annum subject to review.

A copy of the long leasehold is available on request.

Asking Price: £600,000 plus VAT if applicable.

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: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: Each party is to be responsible for their own legal costs.

Business Rates: The property is listed as having a Rateable Value of £61,000.

EPC: A copy of the EPC is available on request.

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

Details Prepared 23 October 2023

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.

