

FOR SALE

**Land and Development
Opportunity**

Garden Centre on approx 3.7 Acres

Guide Price: £1,700,000

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Sooty's Garden Centre, 113a Southport New Road, Tarleton PR4 6HX

Red line provided for indicative purposes only



- Potential development opportunity - subject to planning permissions.
- Site measures approximately 3.7 acres
- Garden centre offered with vacant possession
- Freehold



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

Location: An established garden centre site located in the sought-after Lancashire village of Tarleton, situated approximately 5.5 miles from Southport and 10 miles Southeast of Preston, on the busy A565 Southport New Road.

Southport New Road connects the town of Southport with the city of Preston ensuring a strong amount of consistent traffic volume.



Description: The land since 1986 has been used as a garden centre and nursery under Use Class Sui Generis of the Town & Country Planning Act (Use Classes Order) 1987. The garden centre still remains in situ and could be continued to trade in the existing use or offers a wealth of potential alternative uses due to its extremely prominent position fronting Southport New Road. The site has associated planning consent for use as a retail shop and café restaurant.

Subject to planning, the land would suit a variety of uses such as commercial or residential development, industrial use, or storage.



Tenure: The property is held freehold.

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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.

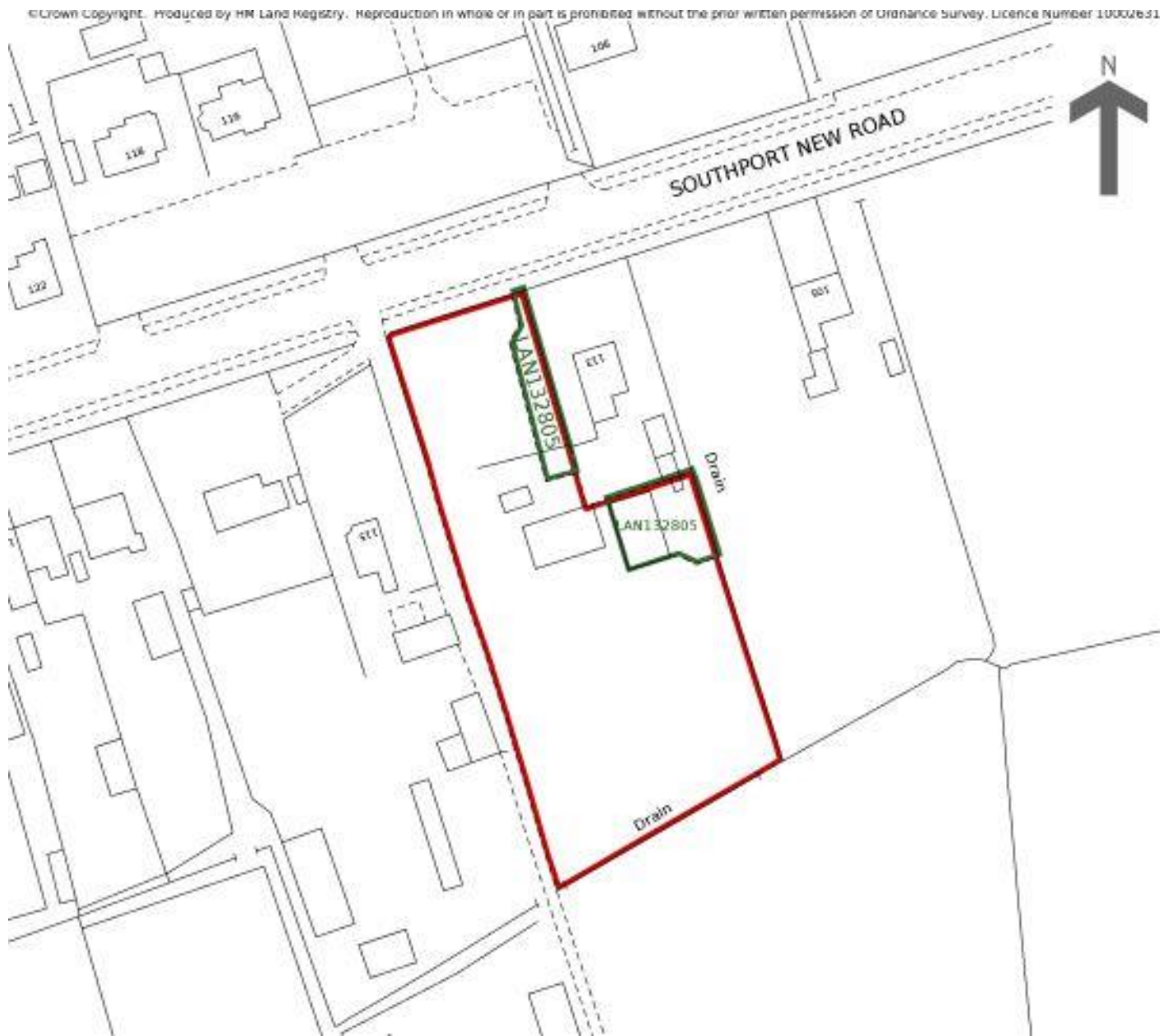
VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: Each party to be responsible for their own legal costs incurred in the transaction.

Business Rates: The property is listed in the 2023 rating list as having a Rateable Value of £31,250.

Accommodation: The site comprises approximately 3.7 acres of land in total held in two freehold titles. The garden centre still remains in situ comprising approximately 10,000 sq.ft of glass house space plus a 2,000 sq. ft restaurant/café facility.

Land Registry Plans





Viewing: Please note, the garden centre is still trading therefore, viewings are strictly by appointment made via Fitton Estates 01704 500345 or the joint agents (Harrocks Commercial Property Limited) on 07768 857688 / james@harrocks.co.uk

Details Prepared 08 January 2024

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