

FOR SALE (MAY LET)

Garden Plant Nursery

Guide Price: £425,000

To Let: £30,000 per annum

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

151 Southport New Road, Tarleton, West Lancashire PR4 6HX

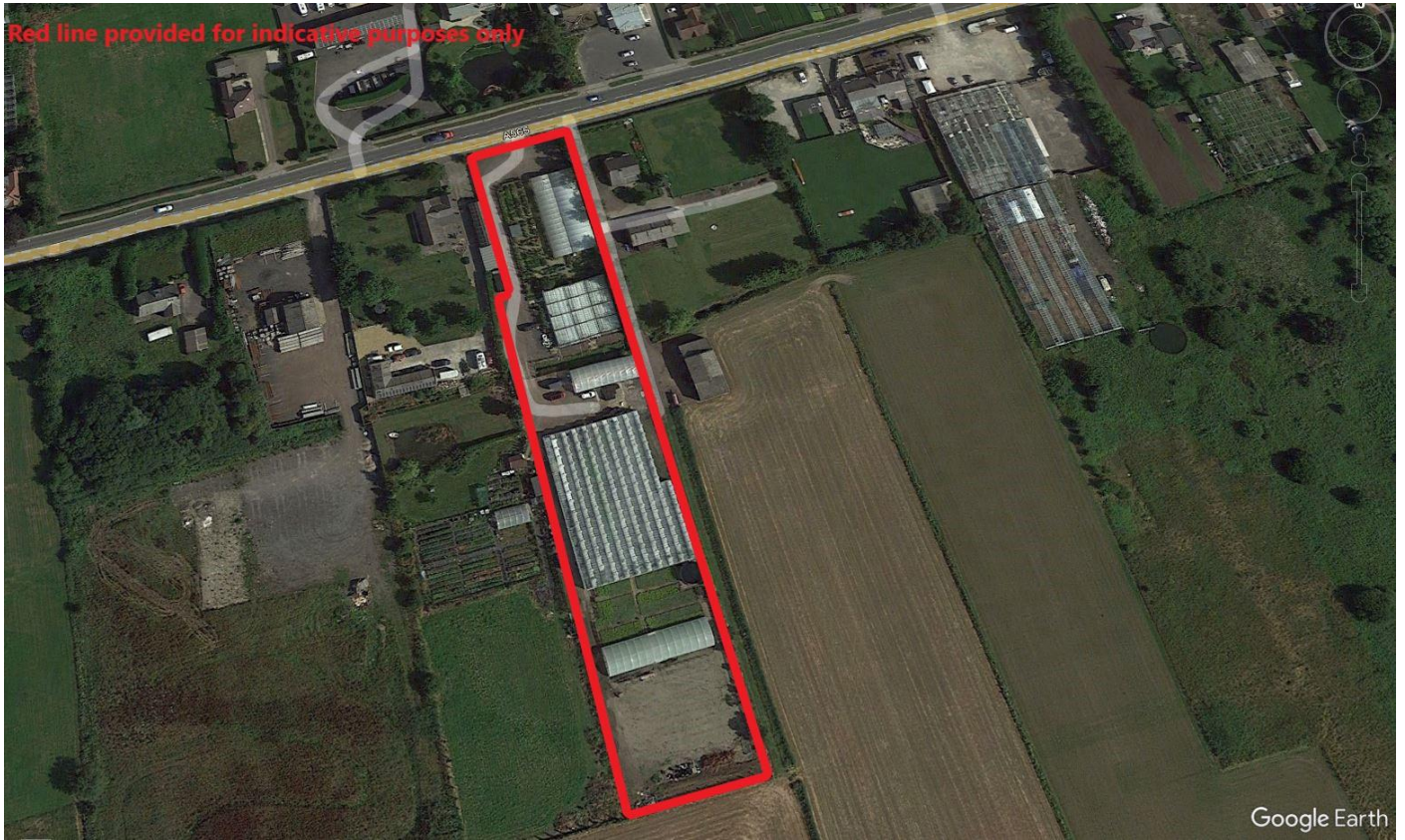


- Total site area approximately 2 acres, subject to confirmation with the Deeds.
- Garden plant nursery with polytunnels, glasshouses, studio office, warehouse and storage.
- Offered with vacant possession and no VAT on purchase price.
- Prominent position to the busy Southport New Road / A565.
- Possibility for alternative uses subject to the necessary consents.
- May also consider leasing.



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Location: The former plant nursery can be found off the busy A565 Southport New Road in Tarleton, which is an arterial road connecting Southport with Preston, the subject property is identified on our aerial imagery.



Description: The site has for many years operated as a plant nursery, which benefits from a hardstanding car parking area to the front, leading into the front section of interconnecting polytunnels and driveway to the side, please note neighbouring occupiers have partial right of way over this, which leads to a further area of interconnecting polytunnels in which there is a timber constructed office, which has previously been separately leased out. Behind this, there is a modern portal frame steel clad warehouse with roller shutter door and solid concrete floor, leading onto an area of glasshouses, with nursery area, irrigation facilities and a further polytunnel, in addition to general site storage towards the rear boundary.

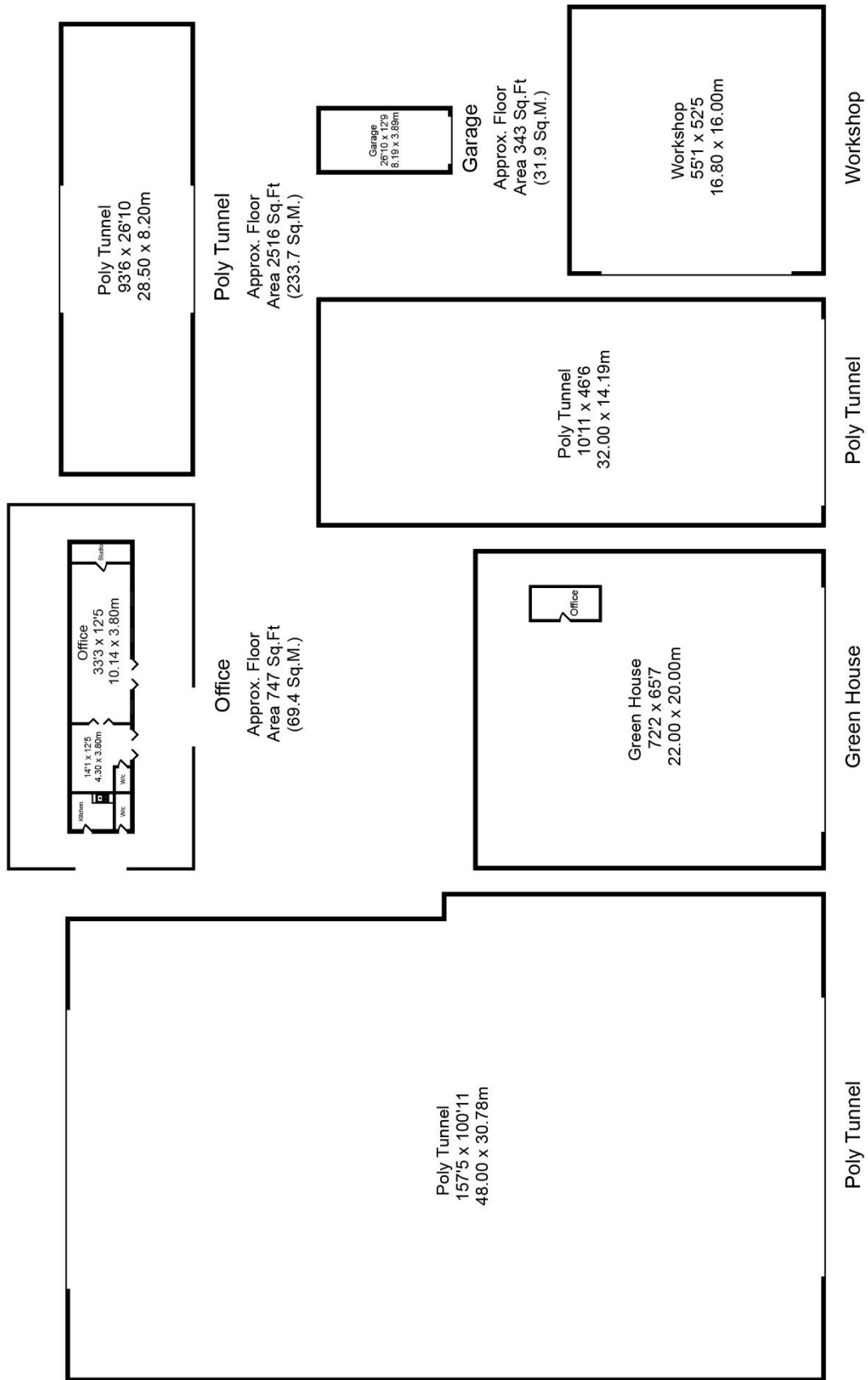
The premises are suitable for ongoing garden plant nursery occupiers or potentially alternative uses subject to the necessary consents. Immediate occupiers in the area comprise garden centres, haulage and storage yards and a development of a former garden centre for employment uses.



Accommodation: Subject to confirmation with the Deeds, we calculate the property provides a total site area of approximately 2 acres.

Floor plans below - not to scale and provided for indicative purposes only.

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only







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Please note, the vendors may also give consideration to leasing the site in its entirety.

Rental: £30,000 per annum exclusive of all other outgoings.

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 apply to the purchase price nor rental.

Legal: All parties are responsible for their own legal costs.

Business Rates: As a horticultural/agricultural use, the site as a nursery does not have a Rating Assessment.

However, the separate studio office, which had previously been leased out, has a Rateable Value as taken from the April 2023 Valuation List of £7,100.

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

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

Details Prepared 25 January 2024

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