

FOR SALE

First and Second Floor Offices

Offers In Excess Of: £150,000

(May Let)

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Resource House, 1st And 2nd Floor, 33 Liverpool Road, Birkdale, Southport, Merseyside
PR8 4AG**



- **Birkdale Village Location.**
- **Independently Accessed Office Accommodation.**
- **Approximately 1,370 sq ft NIA over First and Second Floors.**
- **Scope for Alternative Use Subject to the Necessary Consents.**
- **Offered with Vacant Possession.**
- **No VAT on Purchase Price.**
- **Prior notification application for the change of use of the first and second floors only from offices (E) to 2 self-contained flats (C3).**
- **Reference No: DC/2023/00855**



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

Location: Resource House is located within the heart of Birkdale village to the first and second floors above 33 Liverpool Road. Please refer to our aerial images to identify location.



Description: Self-contained offices with access is provided by way of independent staircase to the rear of the property.

The first floor provides an office area to the rear together with two further interconnecting offices leading to the front elevation with gas central heating.

A central staircase leads to the second floor which provides two further office areas, store, w.c's and kitchen.

The property has gas central heating, which also provides hot water, in addition to a modern and recently installed fire and smoke alarm system.





Planning: Prior Approval Granted. Prior notification application for the change of use of the first and second floors only from offices (E) to 2 self contained flats (C3).

Prior approval is required and has been approved for the development as referred in planning reference no: DC/2023/00855, providing it is carried out in accordance with the details submitted.

Proposed Floorplans

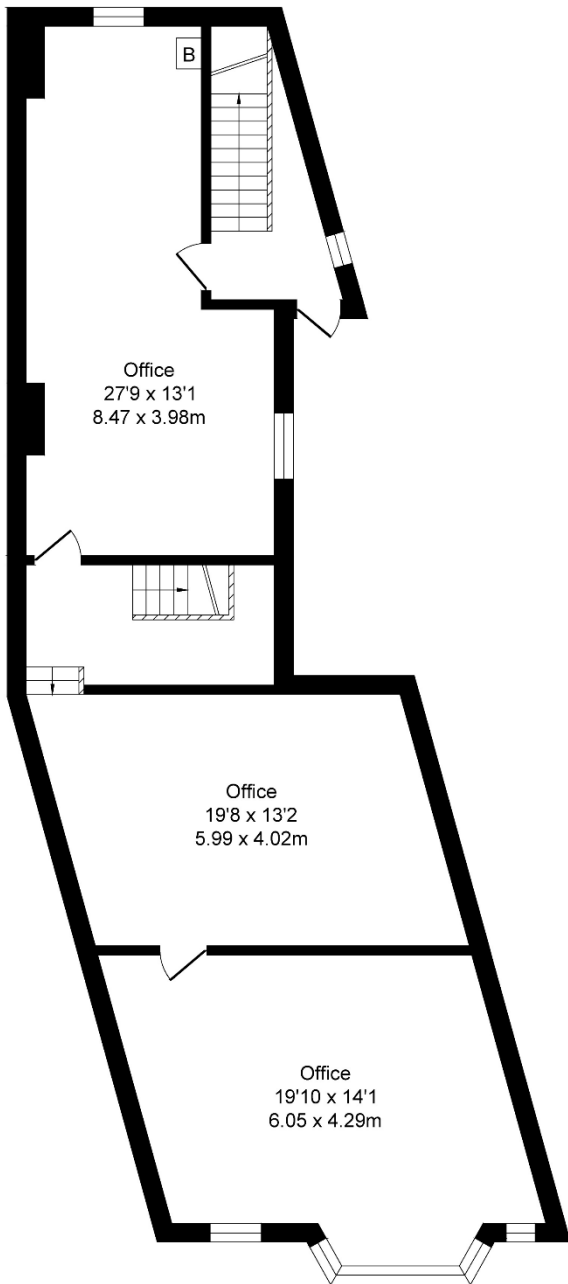


FIRST FLOOR PLAN @ 1:100

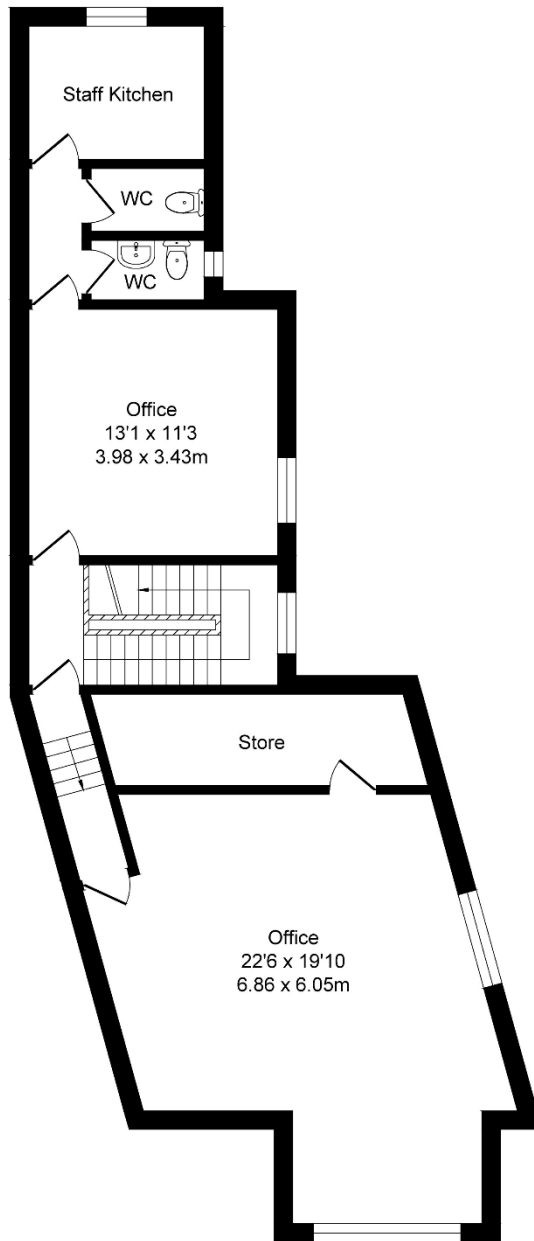
SECOND FLOOR PLAN @ 1:100

Accommodation: Existing floorplan below - not to scale and provided for indicative purposes only.

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



First Floor
Approx. Floor
Area 1043 Sq.Ft
(96.9 Sq.M.)



Second Floor
Approx. Floor
Area 889 Sq.Ft
(82.6 Sq.M.)

Tenure: 999 year long leasehold free from any ground rent.

Offers In Excess Of: £150,000, subject to contract.

Please note the vendor may also consider a rental. Further details on application.

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.

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

Business Rates: We understand the property has a Rateable Value of £7,200 as at 1 April 2023.

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 Updated 25 March 2024

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.

