

**Workshop, Garage, Offices and
Four-Bedroom Detached Dwelling**

OFFERS IN EXCESS OF £595,000

Fitton Estates
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

38 Sandy Lane, Skelmersdale, Lancashire WN8 8LQ



- **Mixed use property on an enclosed gated and secure site**
- **Garage/workshop providing over 2,100 sq ft of accommodation**
- **Detached office building, concrete hardstanding, commercial vehicle ramps and storage**
- **Total site approximately 0.3 of an acre, subject to confirmation with the Deeds**
- **Substantial and well appointed four bedroom detached house**
- **Rare live/work opportunity**
- **Available due to relocation**

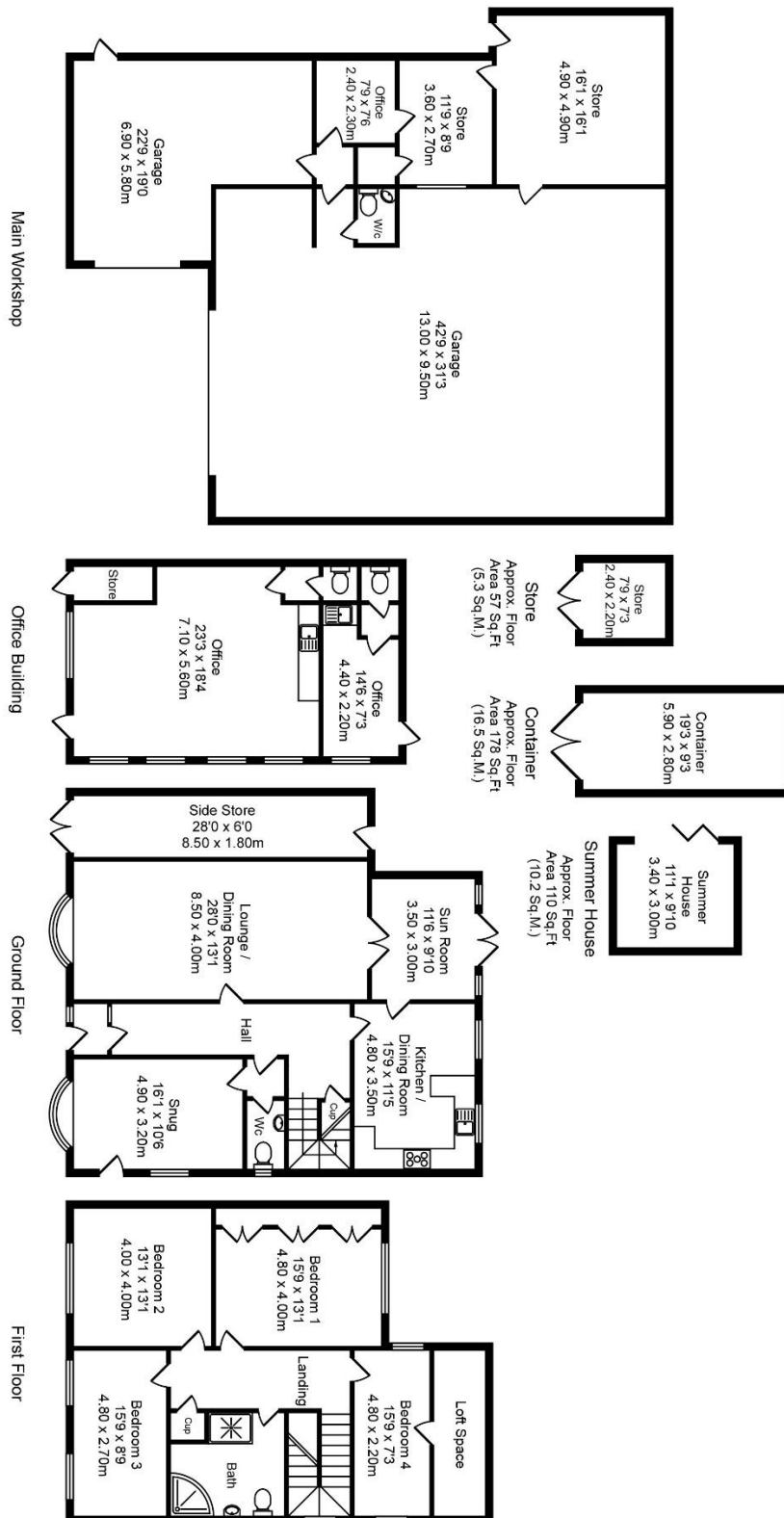
**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
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Location: The subject property is located close to the junction of Sandy Lane and Witham Road in Old Skelmersdale, as indicated in our aerial images below.



Description: Available due to relocation, the property comprises of a rare mixed use residential and commercial premises. The commercial premises offer a large workshop/garage with external storage, on an enclosed gated concrete site, which comes with commercial vehicle ramps and detached prefabricated office building. Adjacent to the commercial element is an exceptionally well-appointed four-bedroom detached house, together with enclosed rear garden.

Accommodation: Floor plan 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.

Tenure: Freehold/long leasehold pending written verification.

Price: Offers in excess of £595,000

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 that VAT would not apply to the purchase price.

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

Business Rates: The property is listed in the most recent April 2023 valuation as having a Rateable Value £6,500.

Council Tax: Band B.

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 16 May 2024

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