

FOR SALE

**Single Storey Retail / Office Units /
Re-development Opportunity**

Offers In Region Of: £165,000

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

54 and 56 Station Road, Maghull, Merseyside, L31 3DB



- **Two Ground Floor Retail Units**
- **Former Taxi Rank Office and Adjacent Retail Unit**
- **Ideal Owner/Occupier or Investor Opportunity**
- **Self-Contained with WC and Kitchenette Type Facilities**
- **Rare Opportunity to Purchase on Station Road**
- **Immediately Opposite Maghull Train Station and Park and Ride facility**
- **No VAT on Purchase Price**
- **Re-development Opportunity – Subject to the necessary consents**



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

Location: The subject units occupy a prominent position to Station Road immediately adjacent to Maghull Train Station, Park and Ride facility and the Great Mogul Public House. Station Road also connects Damfield Lane through to Northway and the A59 connecting Maghull to Liverpool and the motorway network via Switch Island.



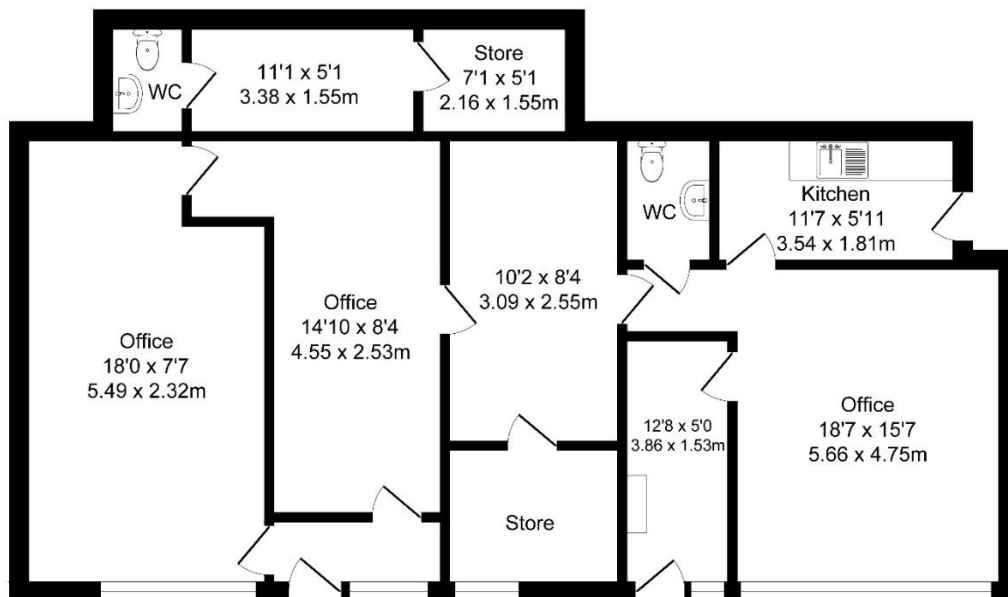
Description: Two Ground Floor Units For Sale.

The subject property is a terrace of two single storey units constructed under a dual-pitched concrete tile roof and is primarily open plan, with a rear kitchenettes and WC facilities.

The units comprise of a glazed frontage and entrance onto Station Road, which is under a pitched composite corrugated sheeting roof, but previously utilised for retail, office and storage type purposes. Offered with vacant possession, these offer scope for an owner/occupier or indeed investor to separate and let out, or possibly redevelop subject to the necessary consents.



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



Tenure: We verbally understand the property is held freehold/long leasehold - pending written verification.

Offers In the Region Of: £165,000

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 VAT will not apply to the purchase price.

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

Business Rates: The properties are listed as having Business Rates assessments as follows:

54 Station Road - £3,850

56 Station Road - £5,400

We recommend interested parties contact Sefton Business Rates Department to qualify their likely payments/reliefs.

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 22 May 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.