

Available due to Retirement

FOR SALE

Car Showroom/Garage with First
Floor Offices and Residential

Asking Price: £325,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

2a Queens Road, Southport, Merseyside PR9 9HN

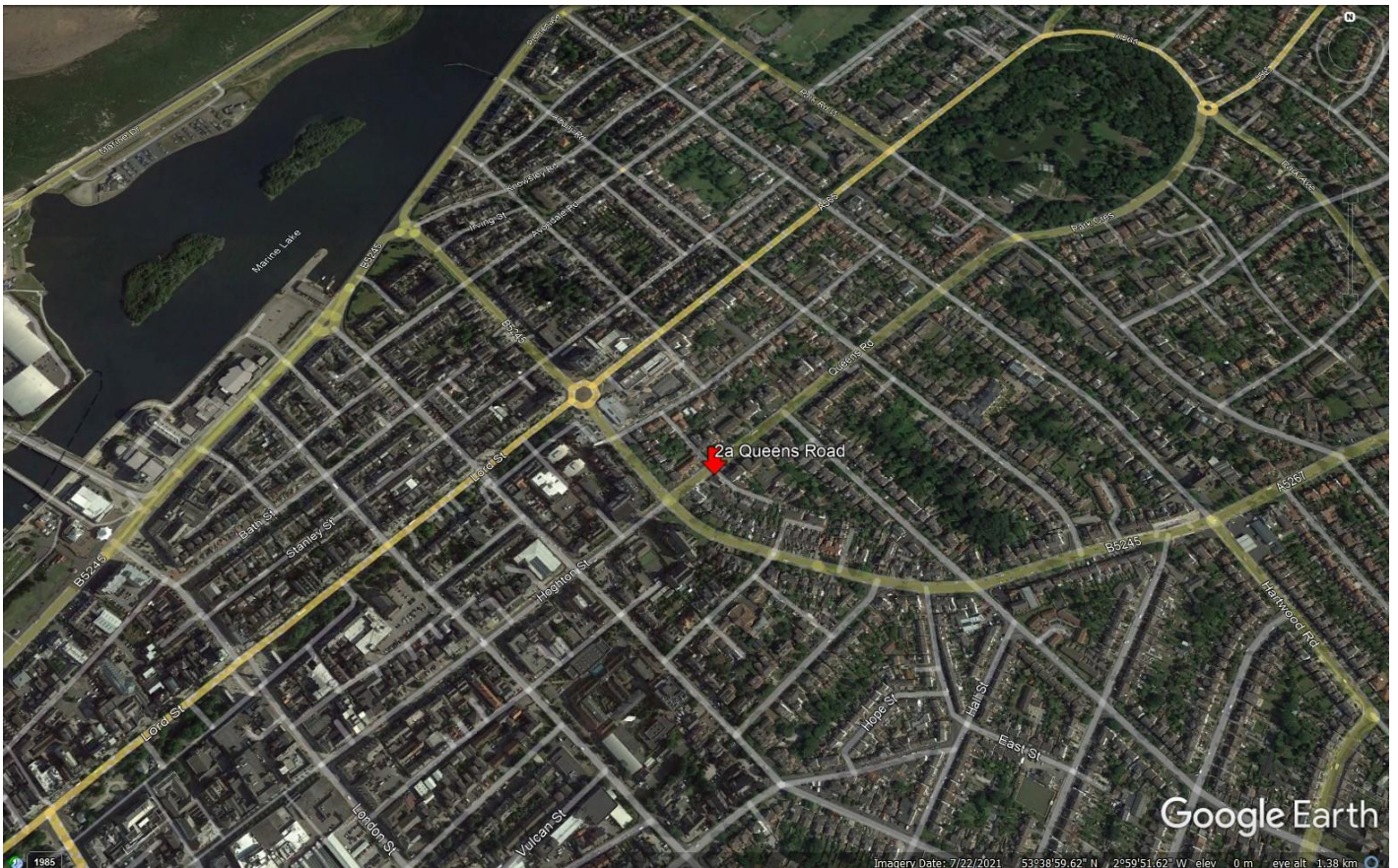
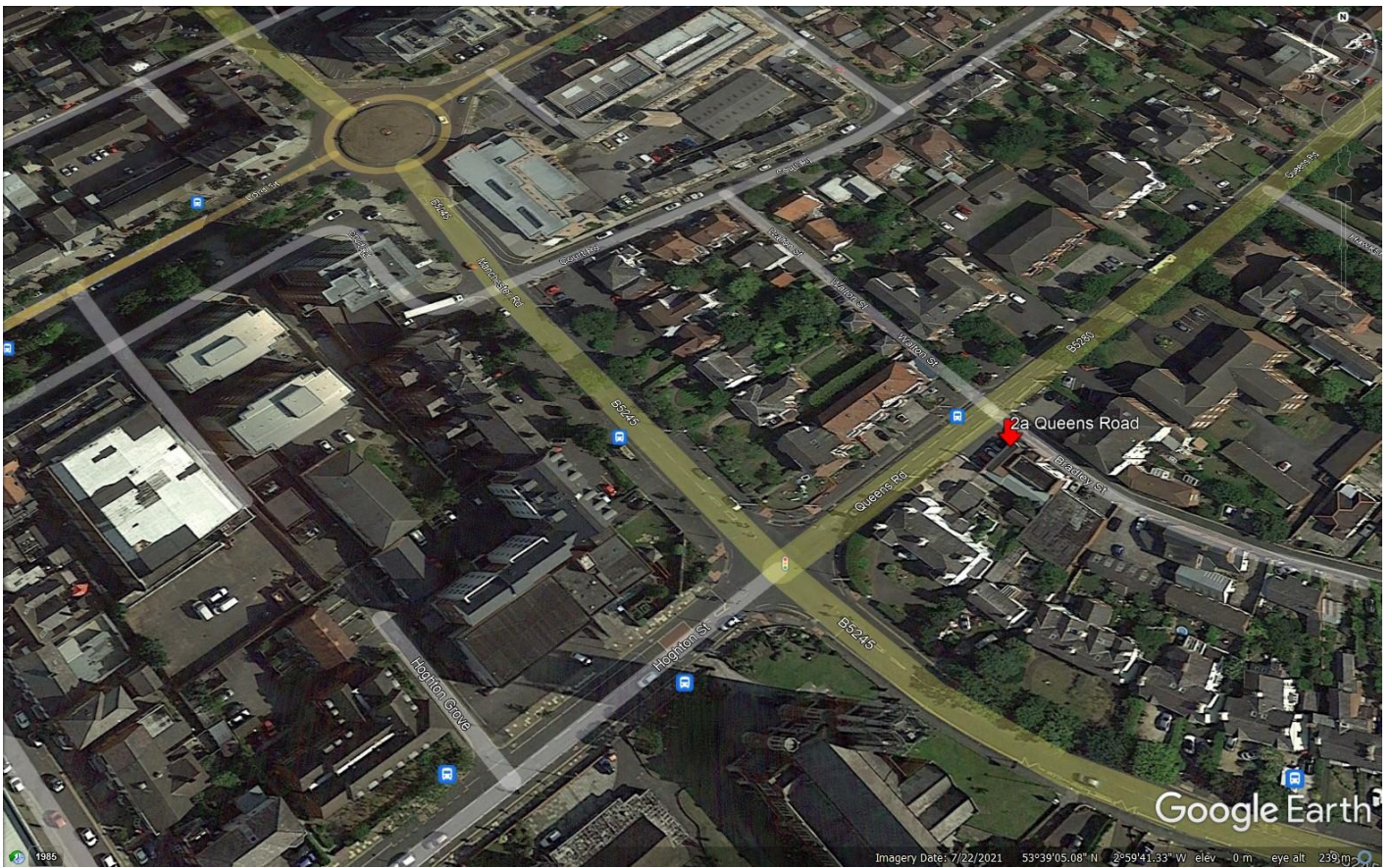


- Available due to retirement.
- Detached and long established car showroom premises with open plan display areas.
- First floor accommodation providing offices and residential flat.
- Existing accommodation extending to over approximately 6,000 square feet GIA.
- Scope for alternative uses, conversion or redevelopment - subject to the necessary consents.
- Convenient location close to Southport Town Centre.
- Freehold and no VAT on purchase price.



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

Location: The subject property is situated to Queens Road (B5280), which is a continuation of Houghton Street, the primary legal, medical and professional location of Southport Town Centre, and has frontage and parking off Bradley Street. The property is conveniently positioned for the retail, leisure and transport amenities of nearby Southport Town Centre in a location with mixed residential and commercial occupiers.



Description: A detached car showroom with plentiful open plan display areas on separate levels from Bradley Street and Queens Road.

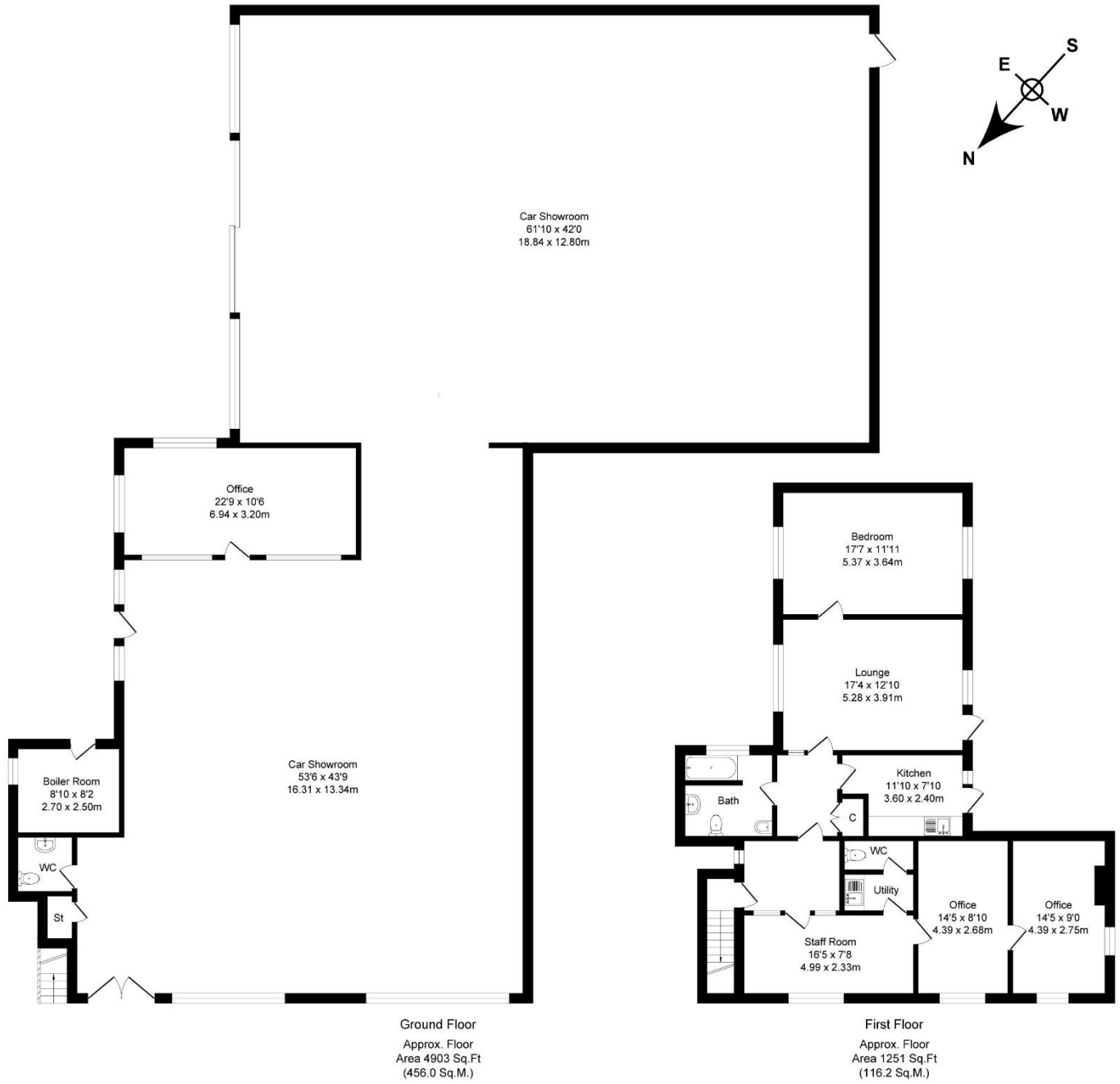
The car showroom and ancillary premises have a main road position, are long established in the area for the supply and sale of second hand cars, the building offering showroom display for approximately 32 vehicles, with further outdoor display and customer car parking areas off Queens Road and Bradley Street for approximately 12 cars.

The first floor offices are used for administration in connection with the business and the self-contained flat is currently vacant. We understand mains water, electricity, gas and drainage are connected to the property, the car showroom has gas fired central heating by way of perimeter panel radiators and partial heating to the first floor offices by way of electric storage heaters. The property offers open plan accommodation suitable for a variety of alternative uses such as storage, gyms, alternative retail type uses, or indeed conversion or complete redevelopment, all of course subject to the necessary consents.



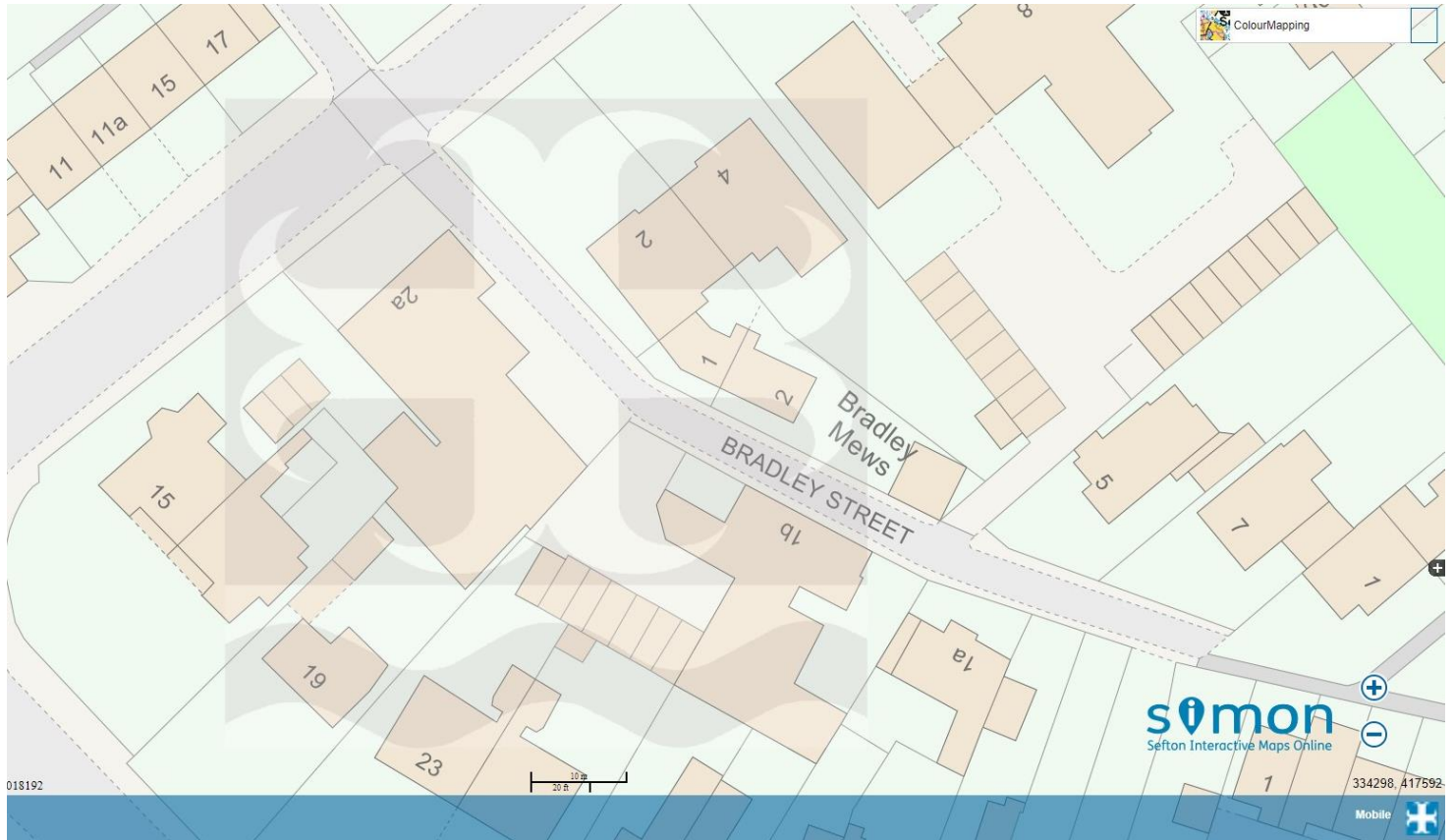
Accommodation: Floor plan not to scale and provided for indicative purposes only.

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.





Not to scale and provided for indicative purposes only



Tenure: We are verbally advised the properties are held freehold - pending written verification.

Asking Price: £325,000.

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 property is Listed as having a Rateable Value of £30,250.

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 24 May 2024

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