

Available Due to Relocation of
Existing Tenant

FOR SALE

Two-Storey Retail Premises

Asking Price £230,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

62-64 Liverpool Road North, Burscough, Lancashire L40 4BY



- Double fronted retail unit.
- Scope for alternative ground floor uses and first floor residential conversion - subject to the necessary consents.
- Approximately 1,590 square feet NIA over ground and first floors.
- Offered with vacant possession & available due to relocation of longstanding tenant. The vendor may also consider leasing.
- Prominent High Street position to the A59 Liverpool Road North in Burscough.



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

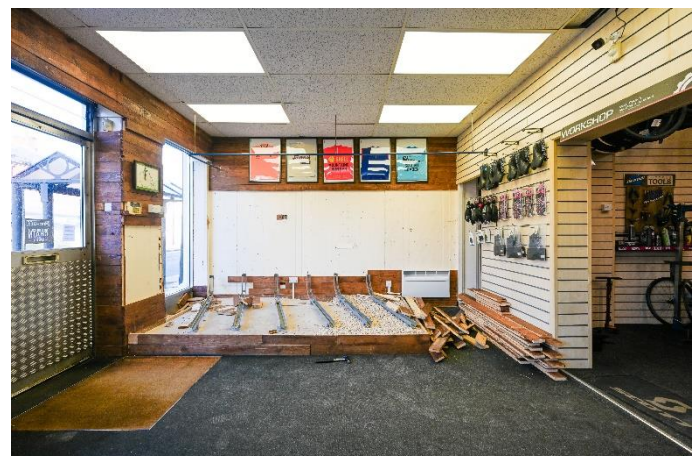
Location: The premises are found to Liverpool Road North in Burscough Town Centre, a few doors away from The Hope Vine Public House, near to the Tesco Superstore and the Burscough Bridge Train Station, which connects both Southport, Wigan and Manchester.

Burscough is a growing town within West Lancashire and is situated approximately 2.2 miles north of Ormskirk, and approximately 16 miles south of Preston.



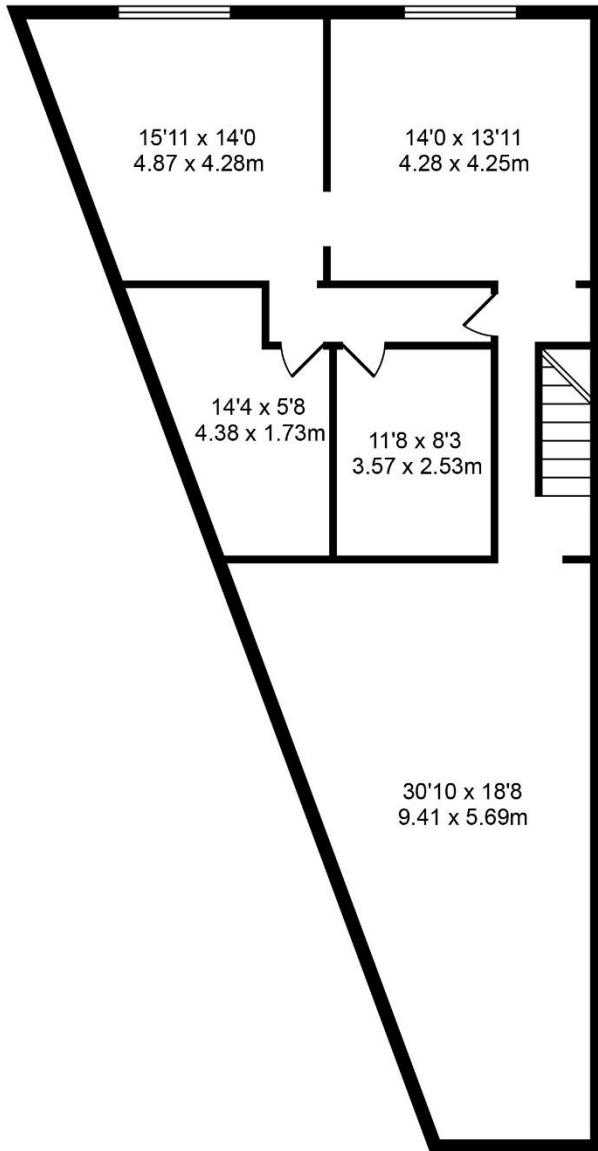
Description: Available due to relocation of the existing long-term occupier, the property has for many years traded as a bike store, with double fronted glazed shopfront, with substantial fascia signage above, leading into an open plan retail area and former bike workshop/preparation to the rear. The first floor leads to a number of former storage rooms, in addition to a large first floor outrigger extension to the rear. The property has a basement and external rear store.

Externally, the property also has a side passage leading to the rear of the property, which in turn may provide scope for alternative uses such as residential conversion of the upper floors, subject to the necessary consents.

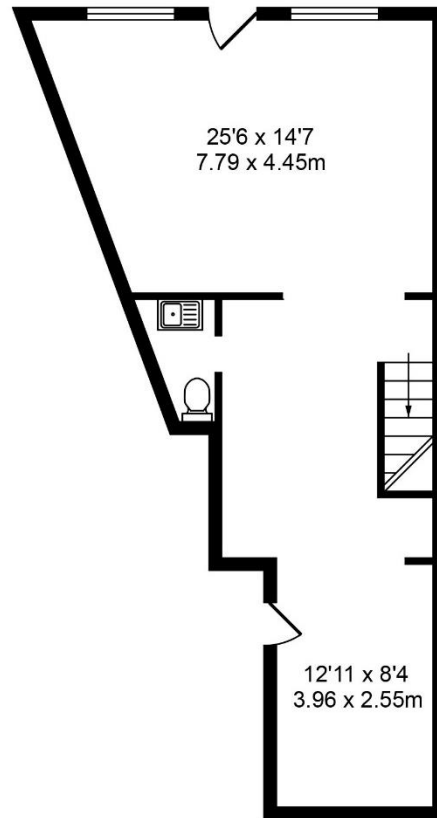


Accommodation: Floor plan below not to scale and provided for indicative purposes only. We understand the property provides a net internal area of approximately 1,590 square feet NIA.

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

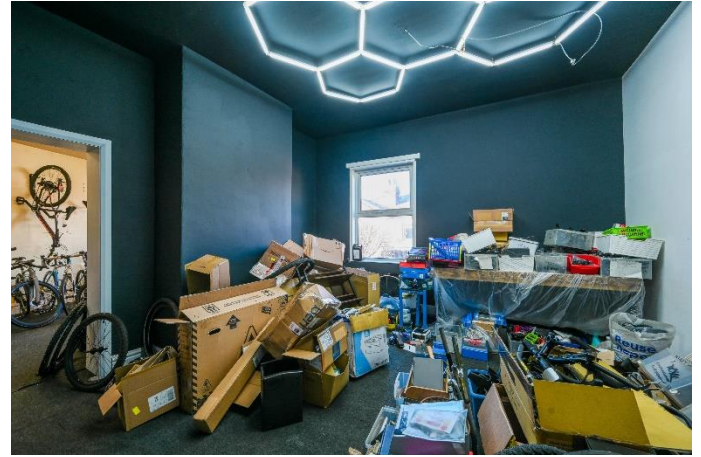
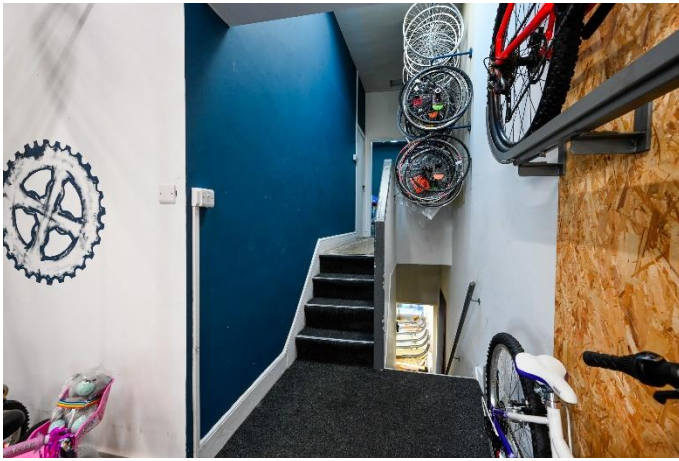


First Floor



Ground Floor





Tenure: Verbally advised freehold - pending written verification.

Guide Price: £230,000.

Please note, the vendor may also consider leasing. 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: All parties are responsible for their own legal costs.

Business Rates: The property is listed in the current April 2023 Rating List as having a Rateable Value of £9,200.

EPC: A copy of the EPC and recommendation report are available on request.

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

Details Prepared 13 June 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.