

Lock up Double Garage with parking (planning pending Office/Employment Unit)

# Fitton Estates

.com

Guide Price: £55,000

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Double Garage With Parking, Adjacent To 15 Thornton Road,  
Southport, Merseyside PR9 7BN**



- **Double Garage with Parking - requiring works of repair.**
- **Planning Permission Submitted and Pending for Replacement Employment Unit.**
- **Scheme as proposed provides for self contained office with two car parking spaces.**
- **Advised Freehold.**
- **Vacant Possession on Completion and No VAT on Purchase Price.**
- **Ideal for Contractor Storage or Employment Use Re-development.**

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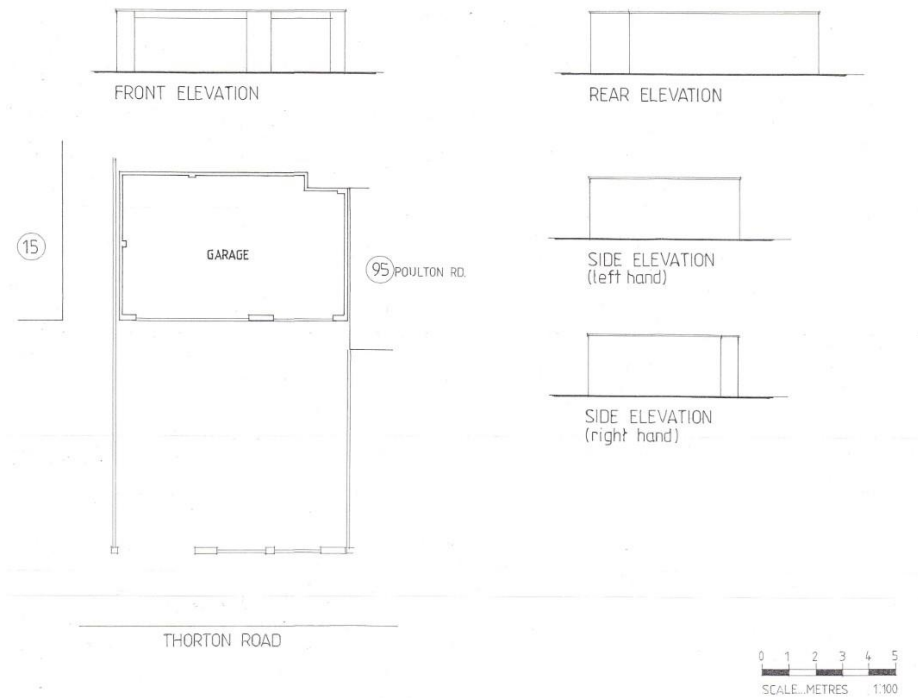
**Location:** Thornton Road can be found off Poulton Road and Heysham Road, approximately 1.5 miles north of Southport town centre, as indicated by our aerial images.

**Description:** Brick built double garage with mono pitched parking area in front, requiring works of repair. Suitable for ongoing storage or employment re-development.

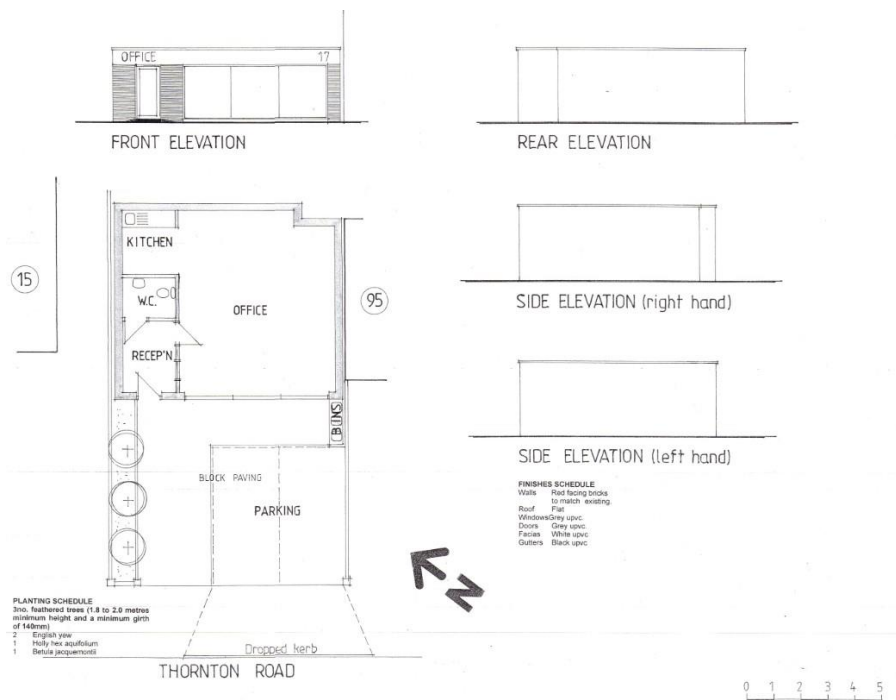
Plans have been submitted to Sefton MBC for a single storey self contained office with two parking spaces, plans as proposed below. Planning Reference- DC/2024/01088.

### Accommodation:

### Existing Plans



### Proposed Plans



**Tenure:** Advised freehold - pending written verification.

**Guide Price:** £55,000.

**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:** All prices and rentals where quoted are exclusive of but may be subject to VAT.

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

**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 20 June 2024**

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