

FOR SALE

Roadside Retail Warehouse with
Residential Accommodation

Asking Price: £500,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

59 Moss Lane, Burscough L40 4AY



- Roadside retail warehouse.
- Prominent position to the busy A59 connecting Liverpool to Preston.
- Approximately 5,480 square feet GIA in total.
- Includes 2 bed residential accommodation to lower ground floor.
- Offered with vacant possession.
- No VAT on purchase.
- Front parking area and totem retail signage to front.



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Location: The subject property occupies a prominent roadside position to the busy A59, Moss Lane, a continuation of Liverpool Road North, which connects Liverpool to Preston, the subject property being just outside Burscough, which is a growing town within West Lancashire, approximately 5 miles north of Ormskirk. The subject property is identified on aerial images below.

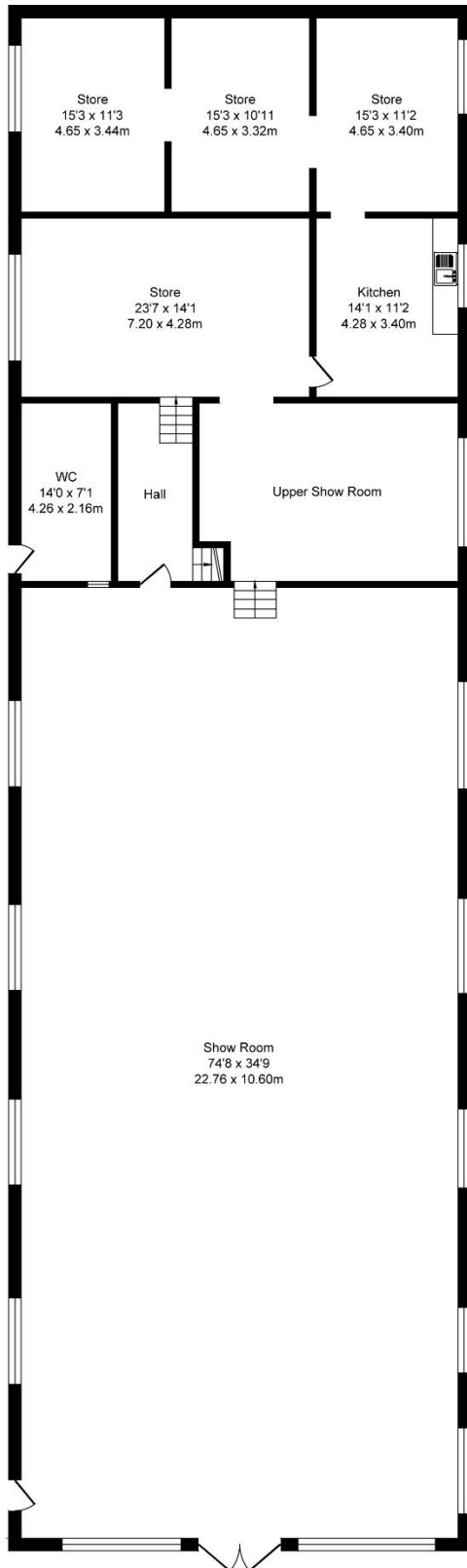


Description: Portal frame retail warehouse which offers UPVC glazed shopfront incorporating pedestrian access to front and side, leading into an open plan retail area, with mezzanine sales, storage and rear office accommodation. To the rear of the retail area, stairs lead down to the lower ground floor, which provides a residential unit providing kitchen, lounge, bathroom and 2 bedrooms, together with its independent access to the side of the property. To the rear of the property, there is a substantial garage/store, again access to the rear of the property with up-and-over garage doors to the side. This mixed retail and residential site is a rare opportunity in the West Lancs market and is offered with vacant possession.

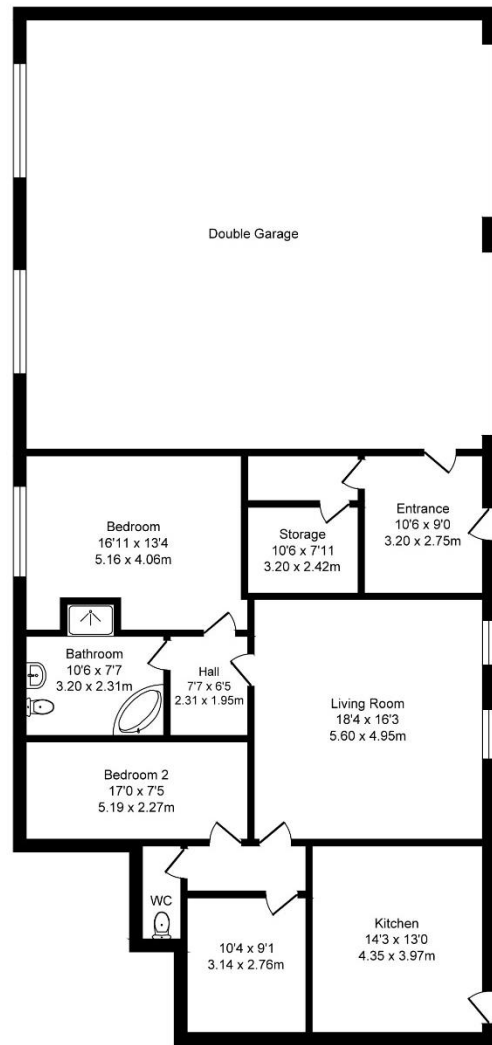
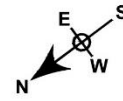




Accommodation: We calculate the property offers approximately 5,480 square feet GIA. Floor plan below, not to scale and provided for indicative purposes only.



Approx. Floor Area 4098 Sq.Ft (380.7 Sq.M.)



Approx. Floor Area 1382 Sq.Ft (128.4 Sq.M.)





Tenure: Verbally advised freehold - pending written verification.

Asking Price: £500,000 subject to contract.

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.

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

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

Details Prepared 24 June 2024

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