

Two Storey Office/Retail Premises

Guide Price: £225,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

57 Liverpool Road North, Burscough, Lancashire L40 0SA

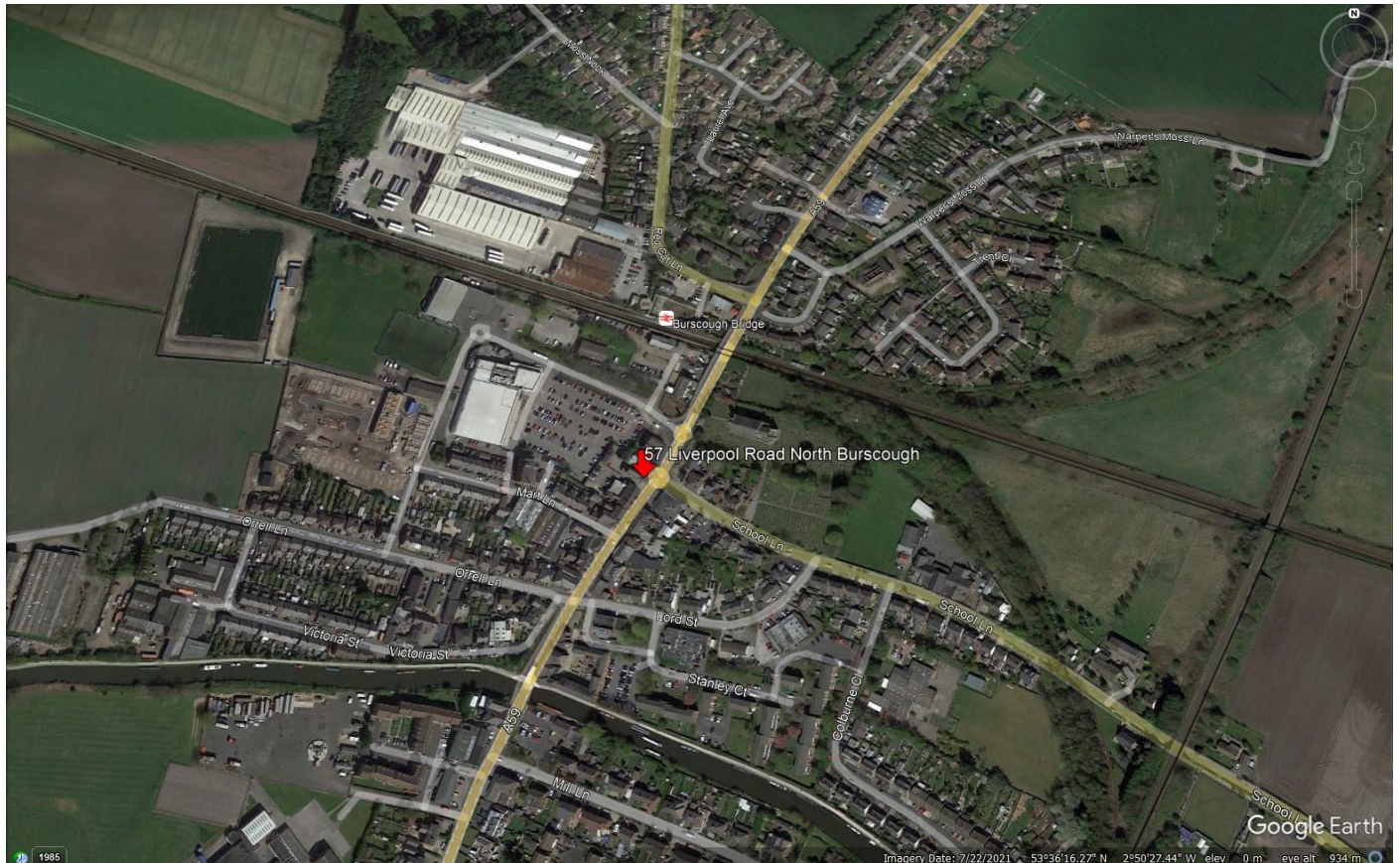


- **Substantial End Terrace Former Solicitors Office.**
- **Scope for Retail or Alternative Uses - Subject to the necessary consents.**
- **Approximately 1,161 sq ft NIA over Ground and First Floor.**
- **Offered with Vacant Possession and No VAT on Purchase Price.**
- **To Include One Car Parking Space to the Rear.**
- **Prominent Position to the busy A59 in Burscough Town Centre.**



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Location: The subject property occupies a prominent position to Liverpool Road North (A59) in the heart of Burscough town centre, opposite the Hop Vine Public House, near to the Tesco superstore and Burscough Bridge Train Station, which connects to both Southport, Wigan and Manchester.



Burscough is a growing town within West Lancashire and situated approximately 2.2 miles North of Ormskirk and 16 miles South of Preston.

Description: Formerly a solicitors office, this is a substantial two storey end terrace property which provides for a glazed shop front with fascia signate and lighting above.

Internally the front office/retail area provides suspended ceiling and vinyl floor covering and w.c. beyond which there are stairs to first floor, with an external side pedestrian door opposite, with a further rear office, store and kitchen area. A door is also provided into a gated enclosed yard to the side.

The first floor provides 3 private offices and w.c.

Externally future owners will have a right of way to the rear where they will be demised one car parking space.

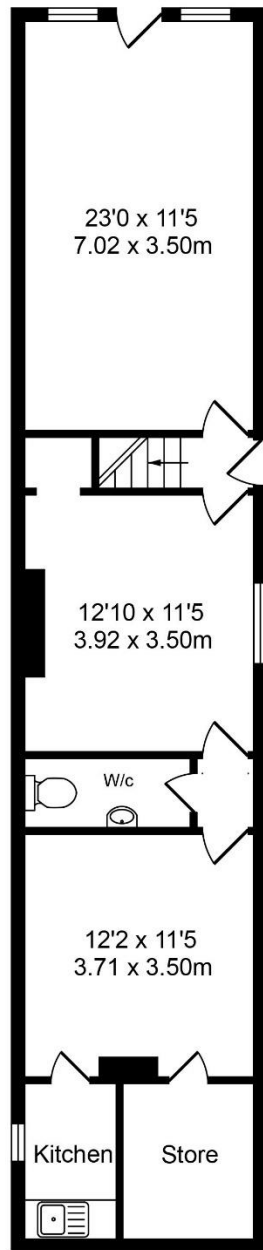
Properties within Burscough town centre rarely come available to purchase and this property offers scope for alternative commercial uses such as retail/restaurant/bar etc. subject to the necessary consents.



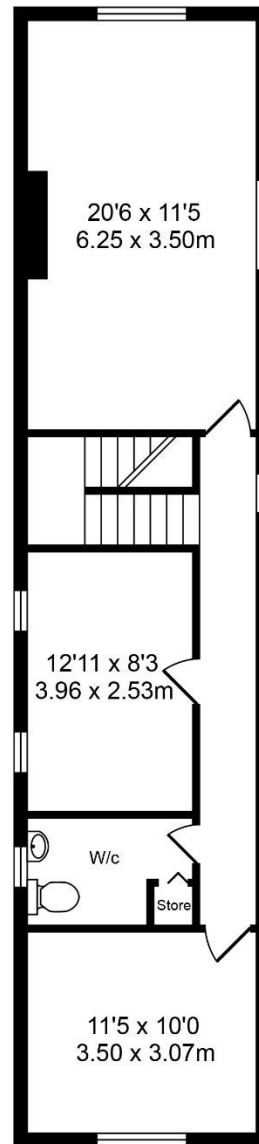
Accommodation: Floor plan not to scale and provided for indicative purposes.

We calculate the Net Internal Area is approximately 1,161 sq ft.

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



Ground Floor



First Floor

Tenure: Verbally advised freehold - pending written verification.

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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 £9,400.

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 March 2024

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