

**Southport New Road,
Mere Brow**


SMART MOVE



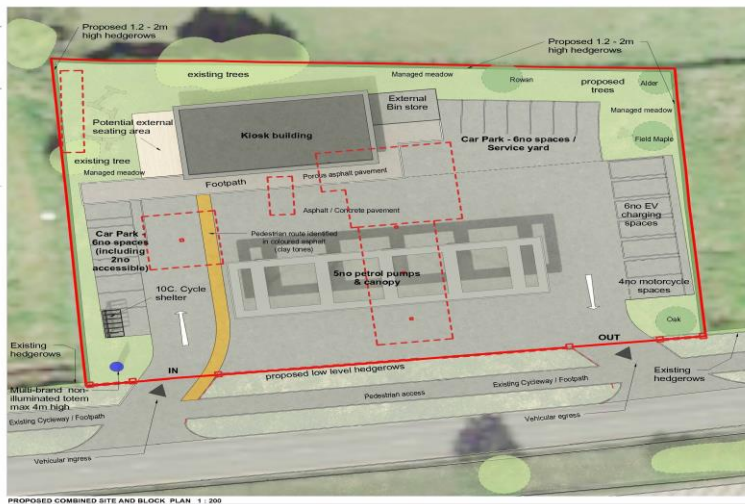
Asking Price **£500,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Located in Lancashire and situated between Preston, Southport and Ormskirk towns, lies this gem of a commercial / retail site. Totalling approximately 0.73 acres, this centrally located site is conveniently sat on to the main dual carriageway connecting these 3 towns and as such is passed daily by thousands of vehicles, making it an idyllic place to locate a business.

This site is sold with benefit of full planning permission having been granted (West Lancs. Planning Ref: 2023/0624/FUL,) for the proposed demolition of existing building and canopies, construction of fuel and EV charging station together with associated sales / refreshment kiosk and the erection of a new canopy. The site is home to a former car wash and cafe and as full planning has now been granted, the new owners will benefit from being able to begin work immediately. NB: The site is being sold cleared, with the former building / structures having now been removed.

The dual carriageway the site is sat on (A565) joins the A59, making it the main arterial road connecting nearby towns / cities. This particular stretch of dual carriageway is a 50 mph area covered by average speed cameras and is on a straight, making for excellent sign visibility and minimal hindrance for access to and from the site. However, the passing commuters are not the only customer pool to target for businesses, as this site is also central to thriving villages on all sides.

The “average” passing traffic however, increases greatly when the nearby town of Southport (approximately 7.1 miles from this site to Southport town centre,) hosts such annual events as:

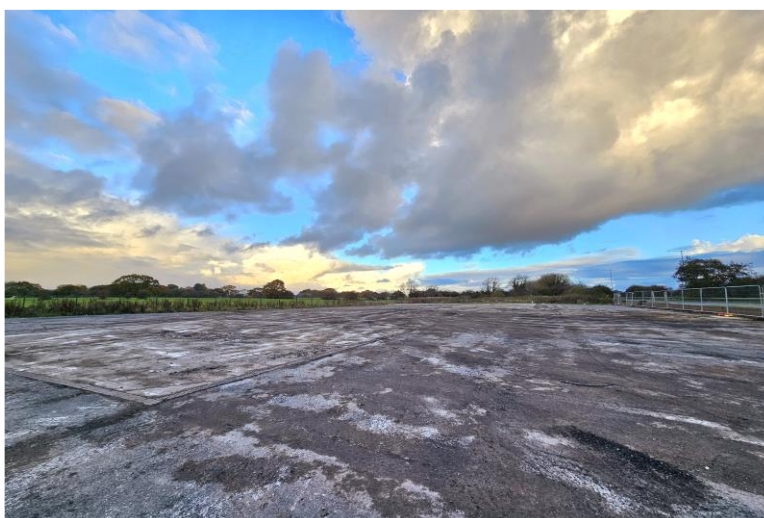
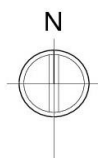
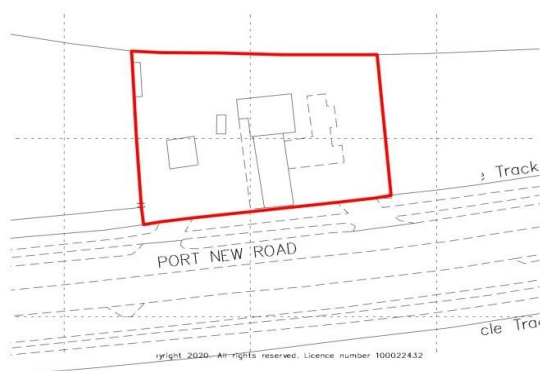
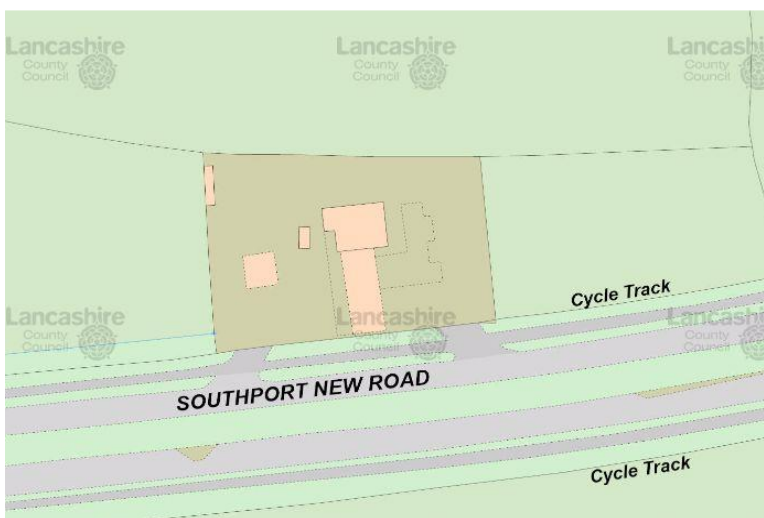
- Southport Air Show
- British Musical Fireworks Championship
- Southport Flower Show
- Southport Comedy Festival
- Southport Food & Drink Festival

Southport is also part of “England’s Golf Coast” and regularly hosts The Open Championship, during which traffic passing this site increases significantly, with the 2006 open seeing a record attendance of 235,000, many of whom will have had to travel into Southport along this main route.



- * Full PP Granted for Fuel / EV Charging Station & Sales / Cafe / Kiosk
- * No Onward Chain & Site Sold as Cleared
- * Site of Around 0.73 Acres
- * Site is NOT Subject to VAT
- * Main Commuter Belt between Southport, Preston & Ormskirk

- * Main Dual Carriageway Location between Southport & Preston
- * Commercial Development Opportunity
- * Rare Opportunity
- * Former Car Wash & Cafe
- * Unconditional Offers Preferred





rightmove



SMART MOVE

PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.