



## Development Opportunity

Ref: 5613534

East Lancashire Road, Liverpool, L33 7XH

Freehold: Offers over: £975,000

Extremely rare position, East Lancs (A580)

High traffic volume dual carriageway

Part of the site let for £37,000 pa

Suitable for multiple uses STPP

Site area 0.94 acres

EPC exempt



This ex petrol filling station is currently trading as a hand car wash and offers itself to a wealth of potential alternative uses due to its extremely prominent position and large plot size.

Part of the site is currently let to a third party on a short term let basis and can be offered on a vacant basis or with the tenant in situ.

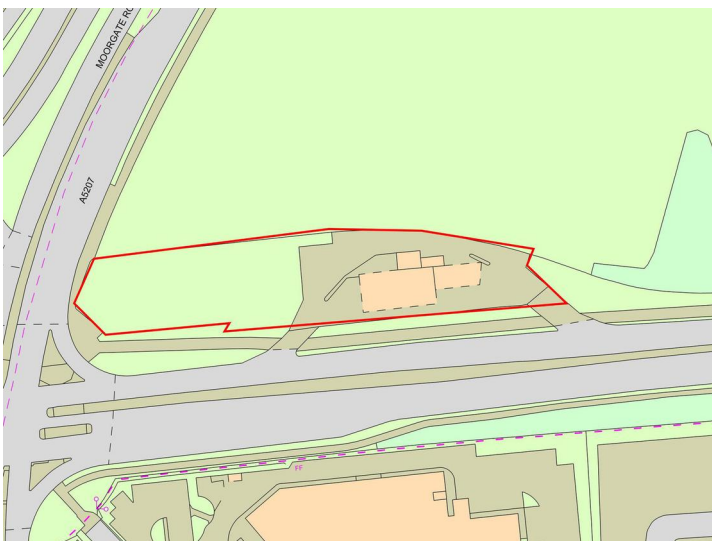
It is rare that a site with this amount of traffic volume and development potential comes to the open market.

Current rental income of £37,000.



## Location

This site is conveniently located along the busy A580 (East Lancashire Road), approximately 7 miles North of Liverpool city centre. The site immediately lies upon the intersection of Moorgate Road North, offering direct access to Junction 4 of the M57, which links to the M58 & M56 motorways. The East Lancashire Road is an extremely well-known main link road which connects Manchester to Liverpool which benefits from a consistently high traffic volume



## Tenure

Freehold.

## Bidder Guide

Part of a large group disposal. Please see the data room link below for access to the total group.

The sale of these premises are strictly subject to the conditions set out within the Bidder Guide which is located in the data room: [Project Roadside Login](#)

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### James Moore-Martin

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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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