

FOR SALE

Storage/Garage Premises

Guide Price: £75,000 (Subject to Contract)

Fitton Estates  
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

98B To The Rear Of 98 Sussex Road, Southport PR9 0SL

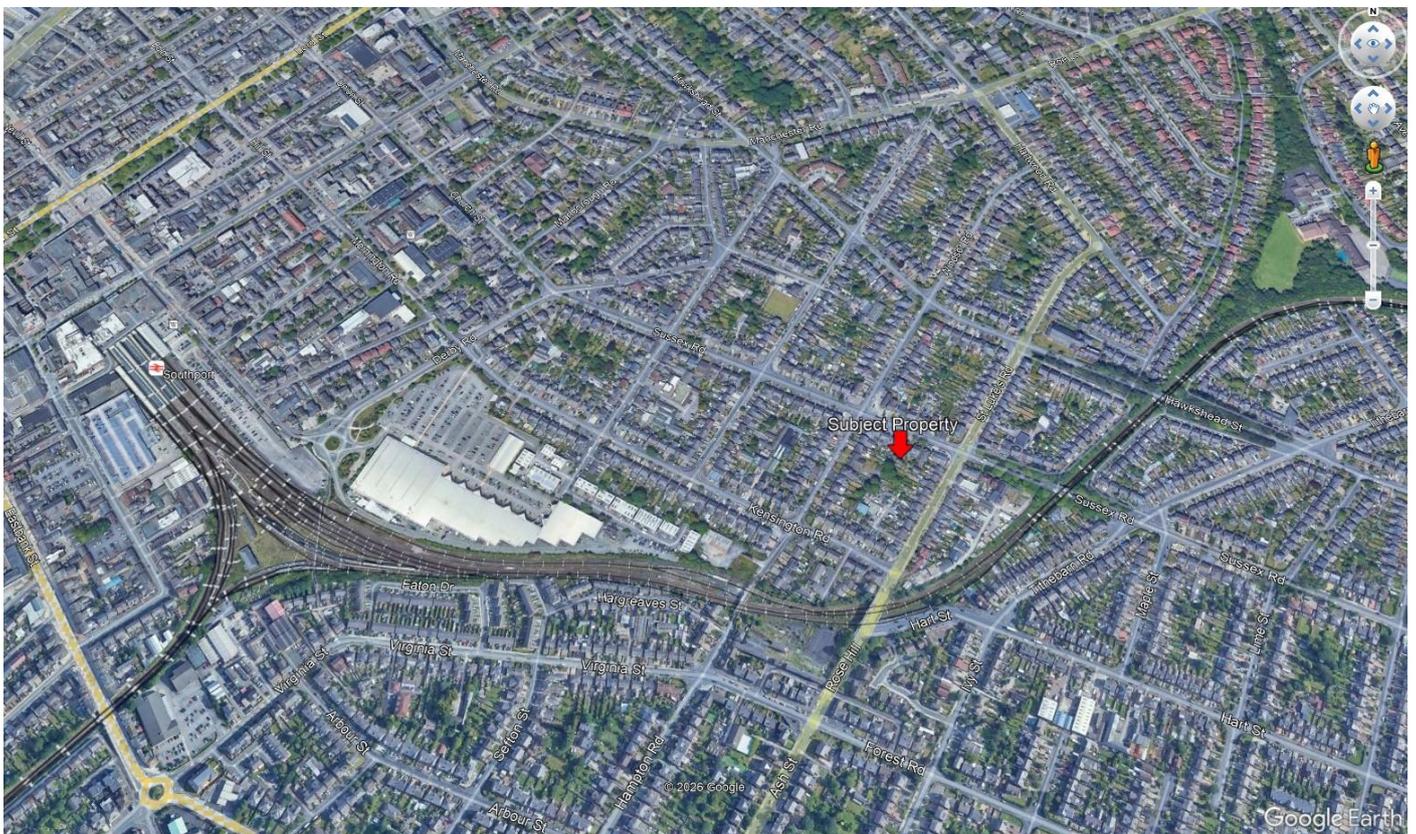


- Detached two-storey brick-built garage/workshop
- Approx. 66 sq.m (710 sq.ft) GIA
- Site area approx. 77 sq. yards
- Functional storage but requires refurbishment and repair
- May be suitable for alternative uses, redevelopment or conversion (subject to necessary consents)
- No mains services currently connected
- May be Suitable for cash buyers



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**Location:** The property is situated to the rear of 98 Sussex Road, Southport, within a predominantly residential area. Access is via a shared passageway between neighbouring properties, leading to the subject premises.



**Description:** A detached two-storey brick-built store and garage premises located to the rear of Sussex Road and accessed via a shared passageway.

The property comprises a double garage/store at ground floor level, together with first floor storage space beneath a pitched roof.

To the front of the building is a shared yard area, over which the property benefits from rights of access in common with neighbouring owners.

Internally, the accommodation is basic but functional and has historically been used for storage purposes.

In our view, the property requires refurbishment and repair throughout, but offers clear potential for continued commercial storage use or upgrading, subject to requirements.

The property is not connected to mains utilities, and prospective purchasers should make their own enquiries.

Overall, this represents a rare opportunity to acquire a self-contained garage and storage premises in a well-established residential location, likely to appeal to builders, contractors, storage users or investors seeking a low capital commercial asset, with potential for alternative uses or redevelopment (subject to the necessary consents).

The property is not currently connected to mains electricity, water or drainage.

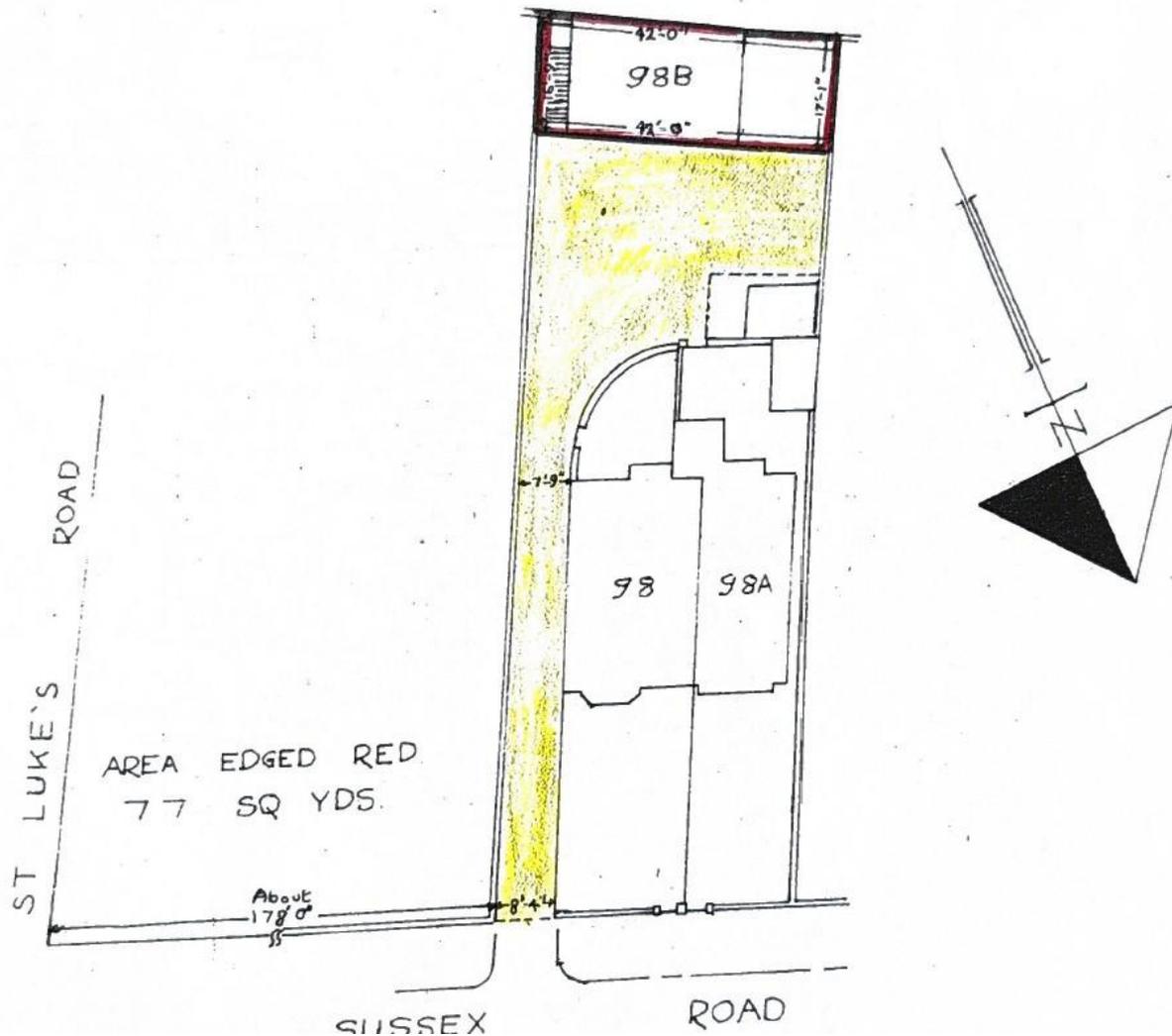


**Accommodation:** Ground Floor: Two separate Garage / storage space with timber doors

First Floor: Open-plan storage area

The property provides approximately 66 sq.m (710 sq.ft) Gross Internal Area (GIA) over ground and first floors. The site extends to approximately 77 sq. yards, as identified on the plan.

(Areas and dimensions are approximate and for guidance only. Plans are provided for identification purposes only and are not to scale. Purchasers should rely on their own inspections and surveys.)



**Tenure:** Leasehold for a term of 999 years from 1 November 1970.

Ground Rent: Approximately £3.50 per annum

Title Number: MS193674

The lease includes adjoining land relating to 98 and 98A Sussex Road.

The property benefits from a right of way at all times over the access passage and shared yard area, in common with neighbouring properties, with an obligation to contribute towards maintenance.

The property is subject to rights of light, drainage and other easements, together with standard leasehold covenants including requirements to keep the property in repair, insure the premises, and obtain consent for alterations or disposal.

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**VAT:** We understand VAT will not be applicable to the purchase price.

**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.

**Planning:** The property is currently used for storage purposes but may be suitable for conversion, redevelopment or alternative uses, subject to planning permission.

**Legal:** Each party to be responsible for their own legal costs.

**Business Rates:** Rateable Value: £3,400 The property is currently listed for business rates; however, most occupiers may benefit from Small Business Rates Relief, subject to eligibility.

The documentation confirms that no rates were payable for the relevant period due to relief applicable to low rateable values.

**EPC:** In our view, as the property requires refurbishment and is not connected to mains utilities, an EPC is not required. However, should a prospective purchaser insist, an EPC can be commissioned.

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

#### **Details Prepared 27 March 2026**

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