

FOR SALE (Due to Retirement)

Freehold Garage Premises & Long-Established Motor Engineering Business

Asking Price: £385,000 (Including Freehold Property, Business Goodwill, Fixtures & Fittings)

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

49A Victoria Street, Burscough L40 0SN



- Rare opportunity to acquire a freehold motor trade property and long-established business
- Centrally positioned within Burscough opposite the Leeds & Liverpool Canal
- Established independent garage business with loyal repeat customer base
- Significant scope to increase turnover and profitability due to current owners reducing workload
- Detached workshop premises extending to approximately 2,154 sq.ft. (200.1 sq.m.)
- Front and rear roller shutter access together with enclosed rear service yard
- Sale to include vehicle ramp, compressor and various fixtures & fittings
- Scope for alternative uses, subject to the necessary consents

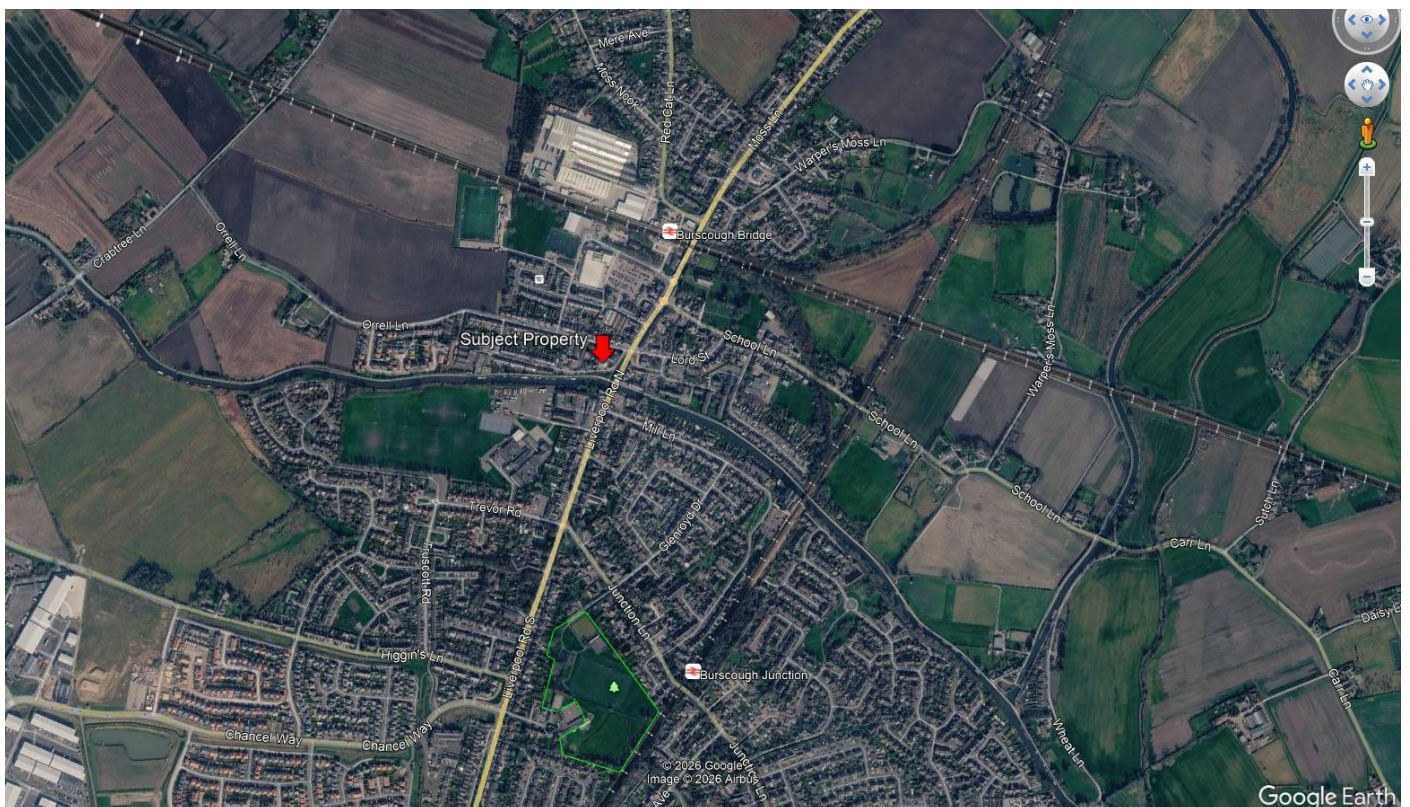
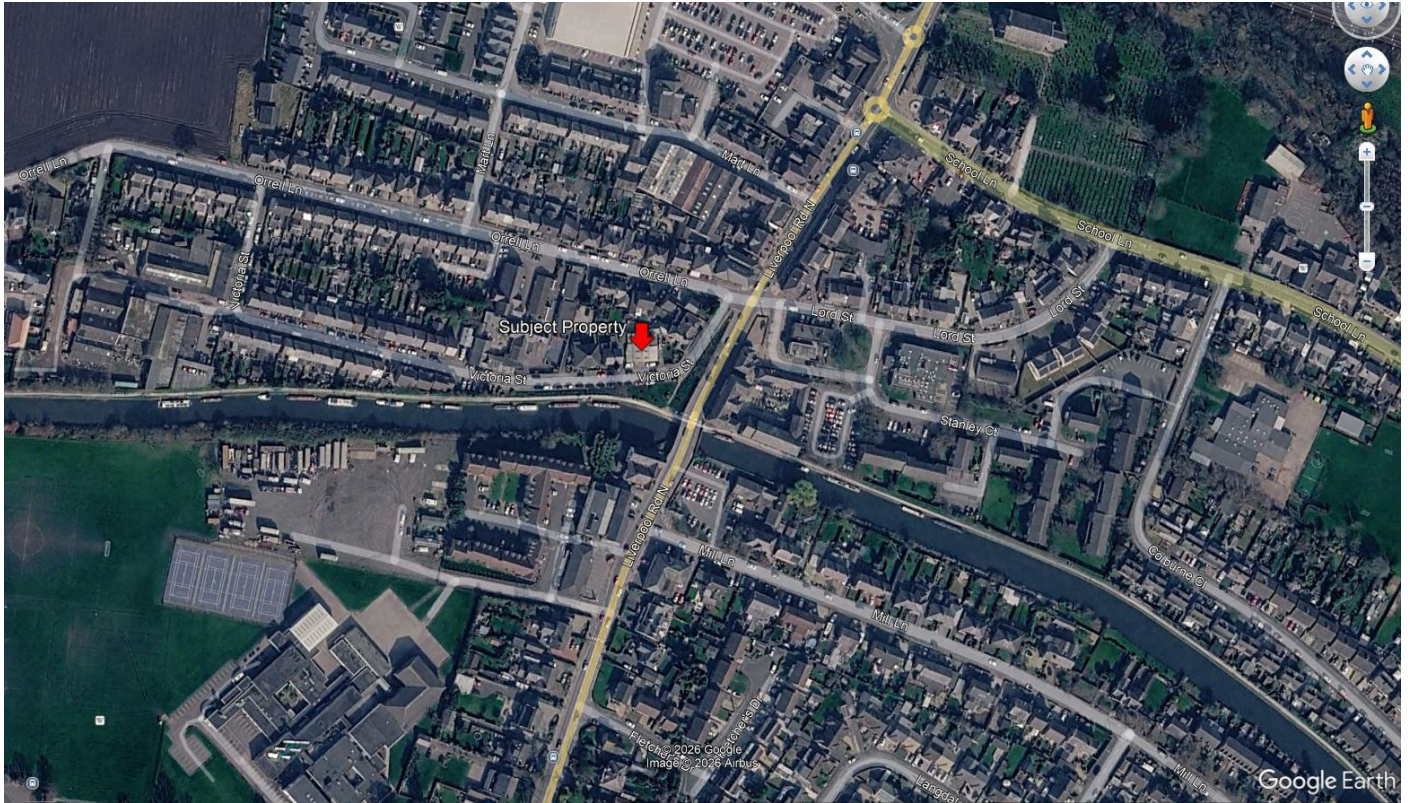


**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
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Location: The property occupies a central position on Victoria Street within the heart of Burscough, directly opposite the Leeds & Liverpool Canal and close to a range of local amenities, independent retailers and food and beverage operators.

The premises can be seen from the nearby A59 and benefit from convenient accessibility to Ormskirk, Southport, Preston and the wider North West motorway network.

Burscough continues to prove a highly popular and expanding Lancashire location and opportunities to acquire freehold motor trade premises within the West Lancashire area remain rare.



Description: This is rare opportunity to acquire a freehold garage/workshop premises together with a long-established independent motor engineering business positioned within the centre of Burscough.

The business has traded successfully for many years and benefits from a loyal repeat customer base together with a strong local reputation.

Importantly, the current proprietors have progressively reduced their operational workload and trading activity in recent years and therefore the current turnover is not considered reflective of the site's full potential. As such, substantial opportunity exists for an incoming owner/operator to significantly increase turnover and profitability through extended trading hours, additional staffing, expanded services and enhanced marketing.

Opportunities are considered to exist for business growth through:

- Increased operating hours
- Additional technicians and staffing
- Fleet servicing contracts
- Expanded servicing and repair operations
- Specialist vehicle services
- Improved online presence and digital marketing
- Potential diversification into complementary motor trade sectors

The premises comprise a detached garage/workshop facility of steel portal frame construction with blockwork elevations beneath a pitched insulated sheet roof incorporating translucent roof light panels.

Internally, the property provides a generous open plan workshop area together with office, kitchen, store and WC facilities and offers good internal working accommodation with suitable eaves height for a variety of workshop and motor trade uses.

The property benefits from roller shutter access doors to both the front and rear elevations, with the rear shutter opening onto a yard area as shown within the marketing photography.

The sale will include various fixtures and fittings associated with the business operation including the vehicle ramp and compressor together with further workshop equipment by separate discussion if required.

Accounts are available upon request to genuinely interested parties subject to appropriate confidentiality requirements.

No staff are to transfer with the business and therefore TUPE regulations will not apply.



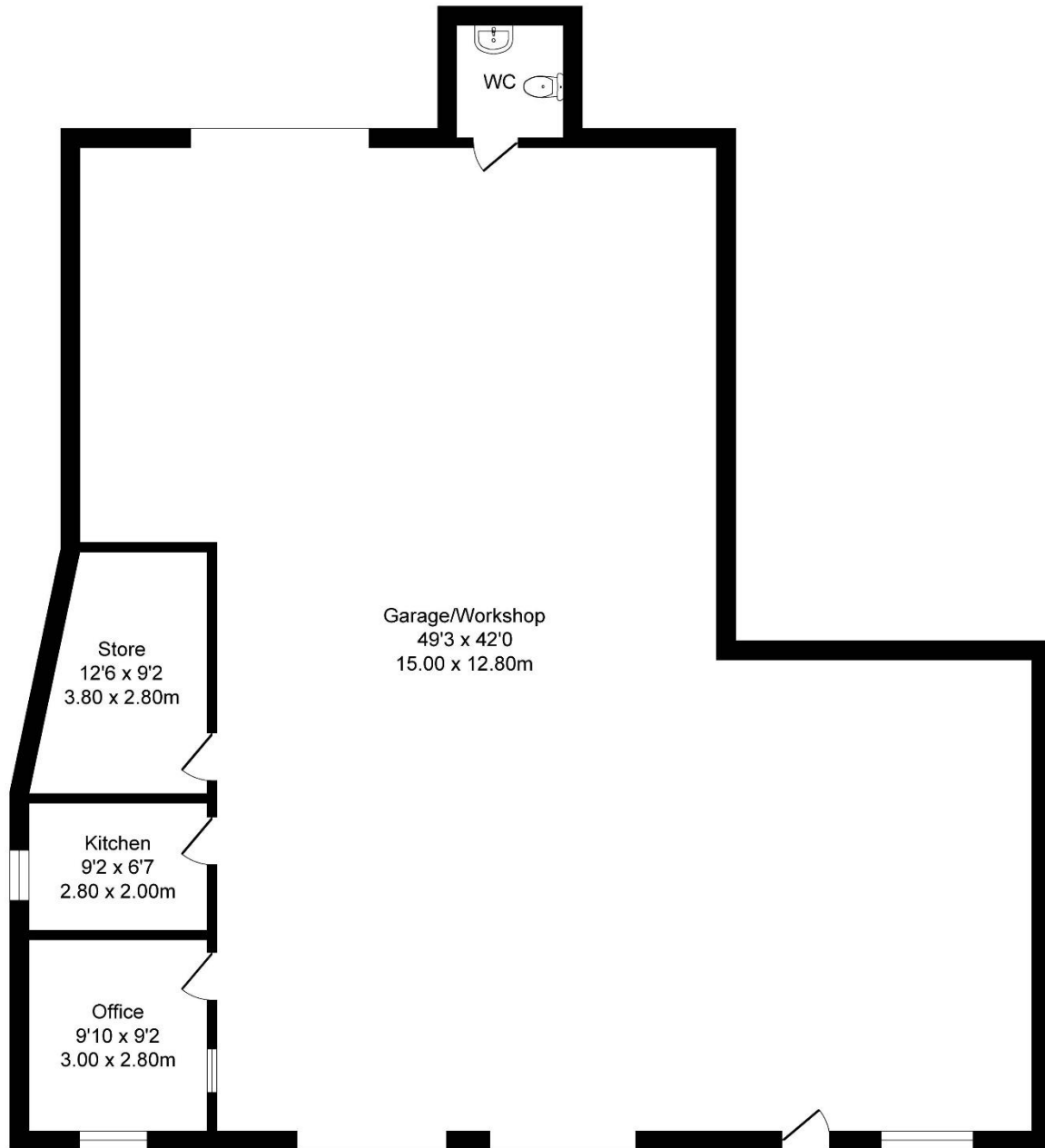


Accommodation: The property extends to an approximate Gross Internal Floor area of: 2,154 sq.ft. (200.1 sq.m.)

Indicative floor plan provided below for identification purposes only.

Victoria Street, Burscough Total Approx. Floor Area 2154 Sq.ft. (200.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor
Area 2154 Sq.Ft
(200.1 Sq.M.)

Tenure: Understood to be Freehold (pending written verification) with vacant possession upon completion.

Asking Price: £385,000.

Including freehold property, business goodwill, fixtures & fittings.

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: All prices and rentals where quoted are exclusive of but may be subject to VAT.

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

Business Rates: The property is listed on the current (April 2026) Rating list as follows:

Garage & Premises - Rateable Value £4,200.

Please note, subject to future occupiers meeting the necessary criteria, they may qualify for small business rates exemption.

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 02 June 2026

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