

Mixed-Use Premises - Established
Motor Garage with Residential
Accommodation

Fitton Estates
.com

FOR SALE

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Guide Price £250,000

37 Sussex Road, Southport PR9 0SR



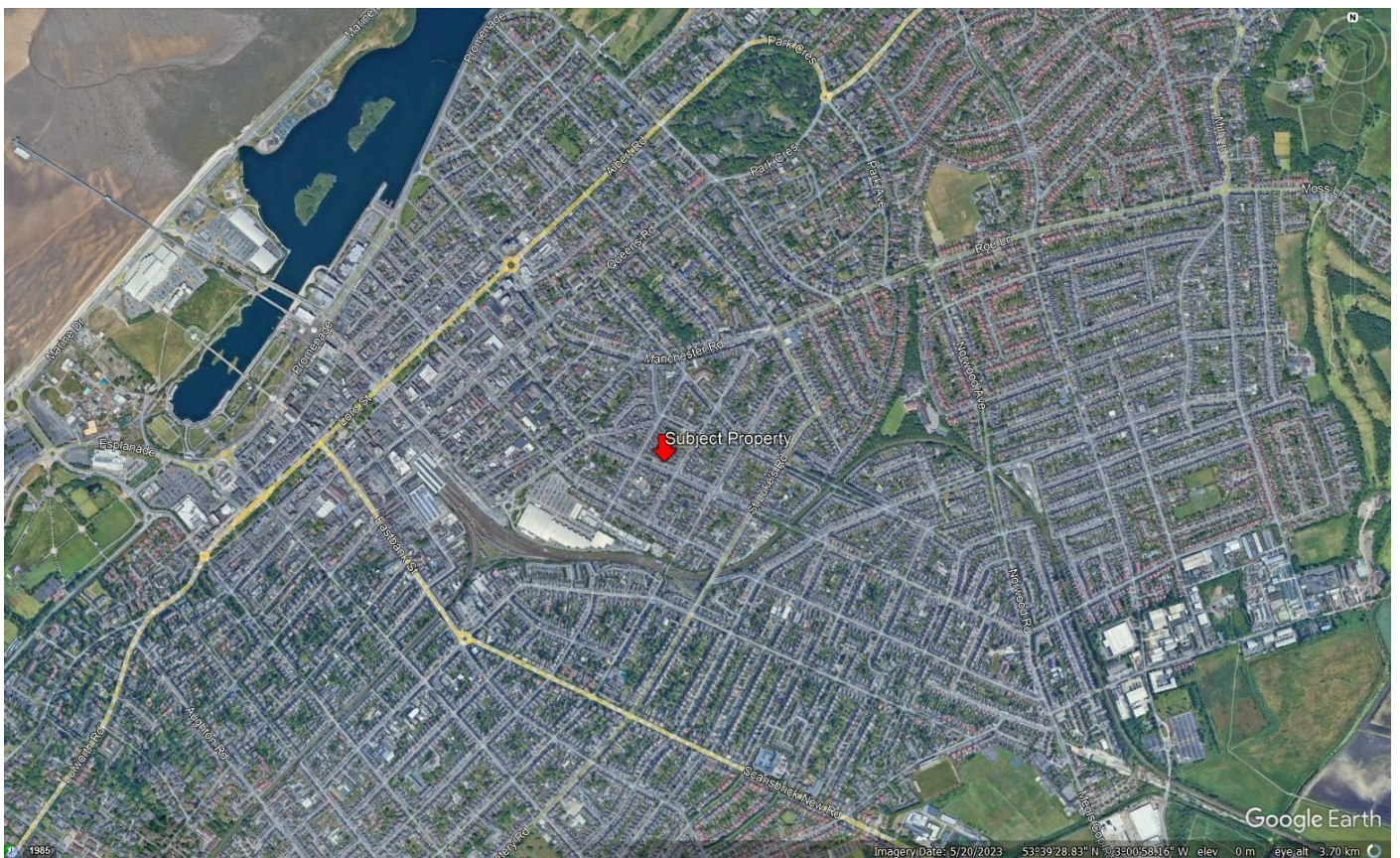
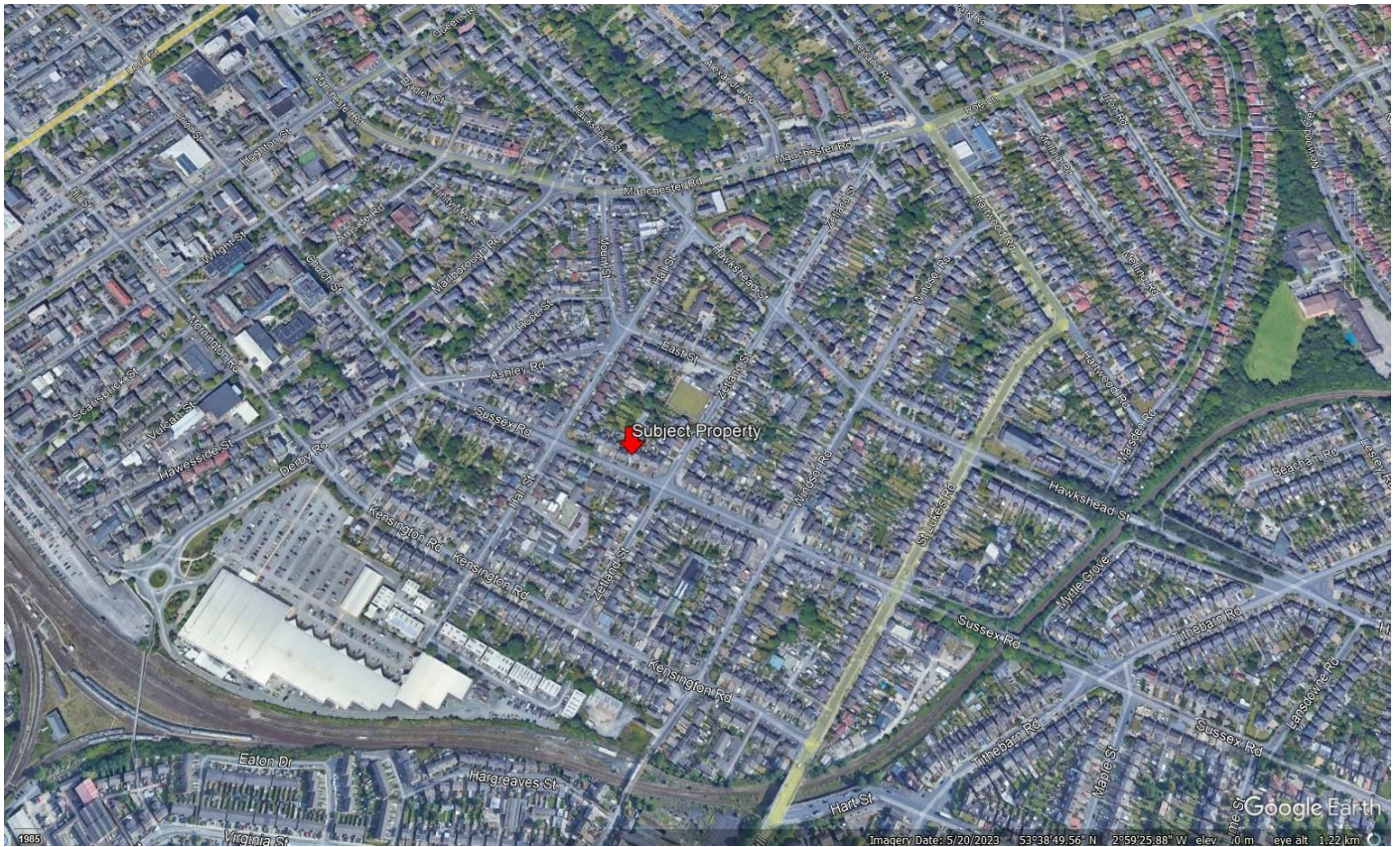
- Mixed-use premises comprising dwelling and established garage/storage
- Long-standing motor vehicle garage use
- Three-bedroom semi-detached house to the front
- Rear garage with electric roller shutter doors, ramp and heating
- Substantial attached older two-storey outbuilding
- Enclosed rear patio/yard behind rear storage outbuilding
- Suitable for owner-occupiers, trade users or investors



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The property is situated on Sussex Road, Southport, within a predominantly residential area, whilst remaining accessible to local amenities, arterial routes and surrounding commercial districts.

The position is considered suitable for occupiers seeking a combination of residential accommodation with ancillary workspace or storage.



Description: The property comprises a mixed-use premises incorporating a three-bedroom semi-detached dwelling to the front together with an established garage and storage premises to the rear.

The rear accommodation has been operated as a motor vehicle garage for many years, and provides a ready-made opportunity for continuation of a similar use, or alternative uses subject to the necessary consents.

The garage element is arranged as a modern single-storey workshop, incorporating electric roller shutter access, vehicle ramp and heating, and is directly connected to a larger traditional two-storey outbuilding providing extensive storage and ancillary accommodation.

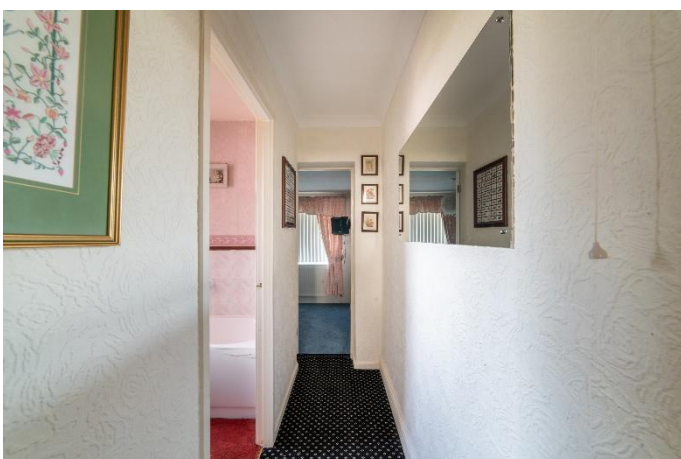
An enclosed yard area is situated to the rear of the two-storey outbuilding, offering secure external space suitable for operational use.

The residential accommodation extends to approximately 1,127 sq ft, arranged over two floors, and provides standard three-bedroom accommodation with two reception rooms and ancillary facilities.

The overall property offers a versatile live/work opportunity, with scope for a range of trade, storage or investment uses.



Three-bedroom semi-detached house





Garage & Storage Premises





Accommodation: Residential Accommodation (Approx. 1,127 sq ft)

Floor plan not to scale & provided for indicative purposes only

Ground Floor

- Entrance vestibule
- Hallway with staircase
- Lounge (bay window)
- Dining room
- Kitchen
- Rear lobby
- WC with shower

First Floor

- Three bedrooms
- Bathroom

Garage & Storage Premises

- Single Storey Vehicle Garage / Workshop (Front Section)
- Approx. 787 sq ft (GIA)
- Electric roller shutter doors
- Vehicle ramp
- Heating system

Two-Storey Outbuilding (Rear Section)

- Ground floor: approx. 257 sq ft
- First floor: approx. 232 sq ft

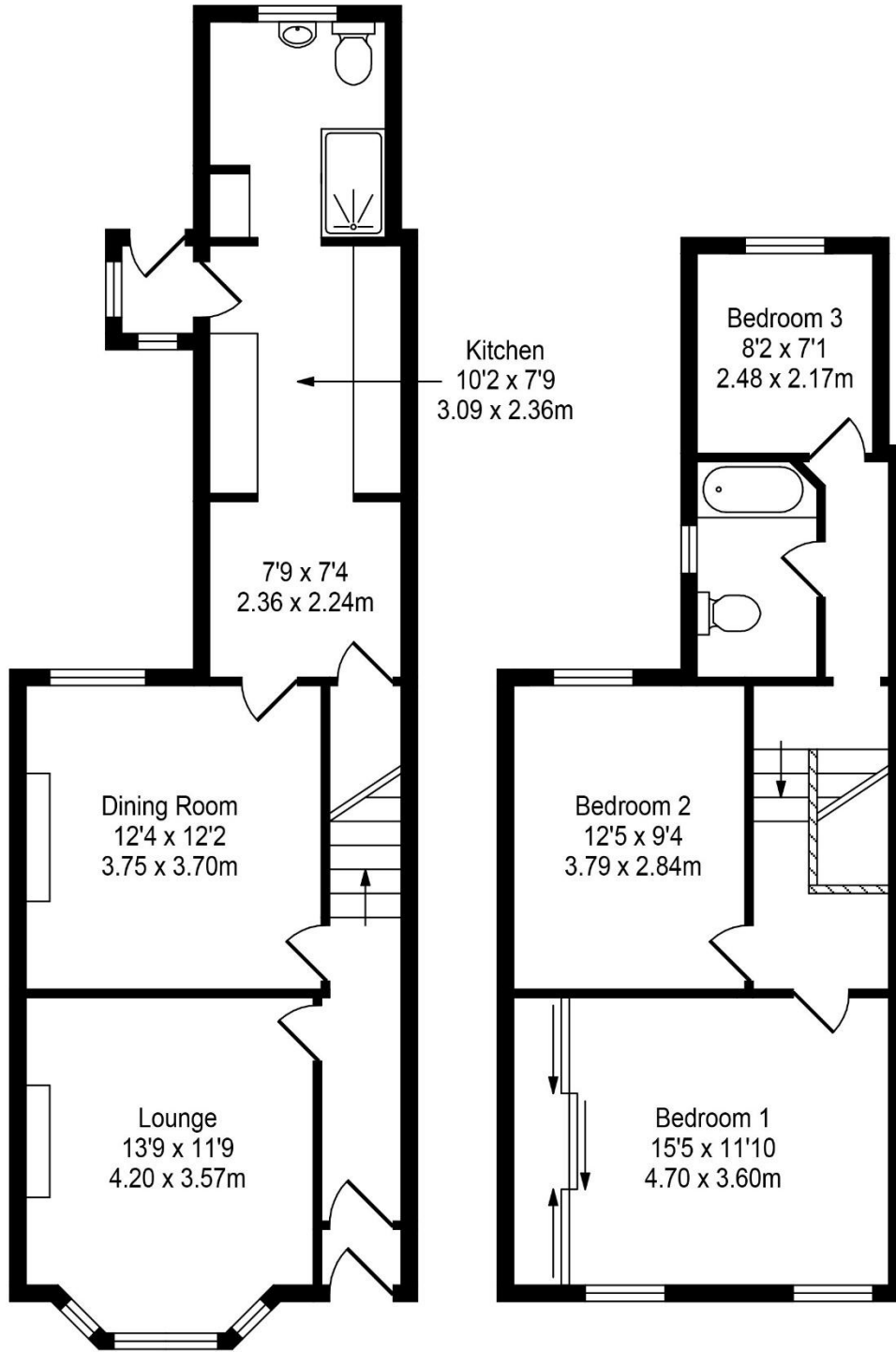
External

- Enclosed yard to rear of outbuilding
- Front driveway for residential parking

Sussex Road

Total Approx. Floor Area 1127 Sq.ft. (104.70 Sq.M.)

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



Approx. Floor Area 614 Sq.Ft (57.04 Sq.M.)

Approx. Floor Area 513 Sq.Ft (47.66 Sq.M.)

Guide Price: £250,000

VAT: We understand that VAT will not be applicable to the asking price. Interested parties should confirm this position.

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.

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

Tenure: We understand the property is held Freehold.

Business Rates: Business Rates

The rear garage/workshop is listed with a rateable value of £7,100.

This is not the amount payable. Subject to eligibility, occupiers may benefit from Small Business Rates Relief, potentially resulting in no business rates being payable. Interested parties should make their own enquiries.

Council Tax: The residential element is listed on the VOA web page as within Council Tax Band A.

EPC: Energy Performance Certificate available upon request.

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

Details Prepared 20 April 2026

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