

FOR SALE

Detached Two-Storey
Storage/Garage Premises

Guide Price: £125,000 (Subject to
Contract

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

144 Upper Aughton Road, Birkdale, Southport, Merseyside PR8 5EX



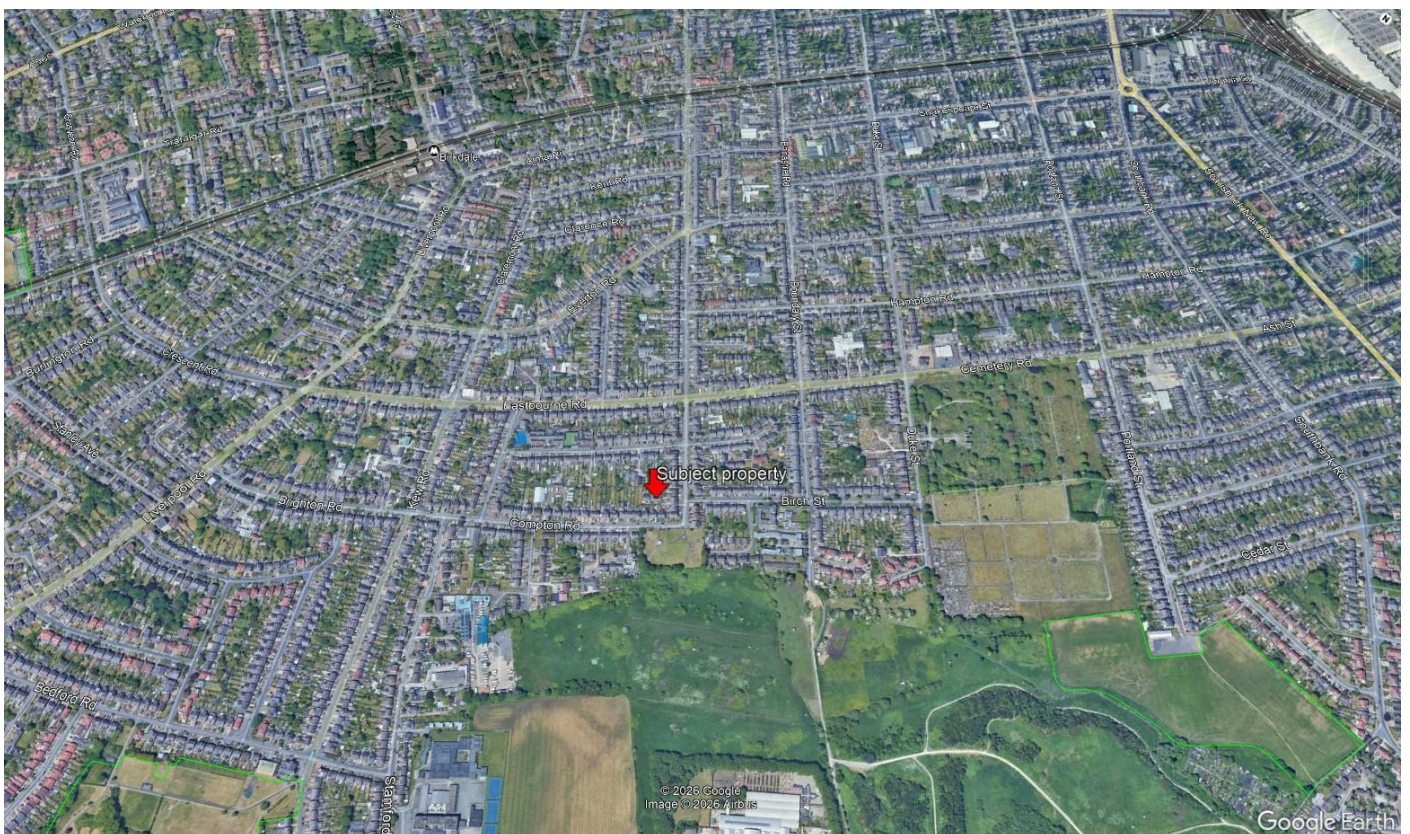
- Substantial detached brick-built garage and storage building
- Arranged over ground and first floors
- Approx. 1,581 sq.ft. (146.9 sq.m.) total floor area
- Four ground floor garage bays with additional ancillary storage
- First floor storage accommodation with flexible layout
- Internal staircase access between floors
- Forecourt providing parking and vehicular access
- No mains electricity, water or drainage connected
- Freehold interest (subject to title verification)
- Likely to be suitable for cash purchasers



Fitton Estates, Hoghton Place, 47 Hoghton St,
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Location: The property is situated off Upper Aughton Road, Birkdale, within an established and predominantly residential area of Southport. The surrounding locality comprises a mix of residential dwellings, with access taken via a shared/private driveway arrangement.

Birkdale Village is located nearby and is a well-regarded and popular area offering a range of independent shops, cafés, restaurants and local amenities, together with a railway station providing links to Southport and Liverpool. Southport town centre lies a short distance away, with the wider road network providing convenient access to surrounding areas.



Description: An unusual and versatile opportunity to acquire a substantial detached two-storey garage and storage building, constructed in traditional brick beneath a pitched roof, extending to approximately 1,581 sq.ft. (146.9 sq.m.) in total.

The accommodation is arranged over two floors and provides a flexible layout suitable for a variety of storage, workshop or hobby uses (subject to any necessary consents).

The ground floor comprises a series of garage bays of varying sizes, each accessed via outward-opening doors to the front elevation, together with additional lean-to and ancillary storage areas. The configuration allows for multi-vehicle storage, secure lock-up units or partitioned use. One of the principal garage bays incorporates an internal staircase, providing access to the first floor.

The first floor offers a combination of open-plan and subdivided storage rooms, providing further flexibility depending on occupier requirements. The layout may lend itself to reconfiguration, subject to any necessary permissions.

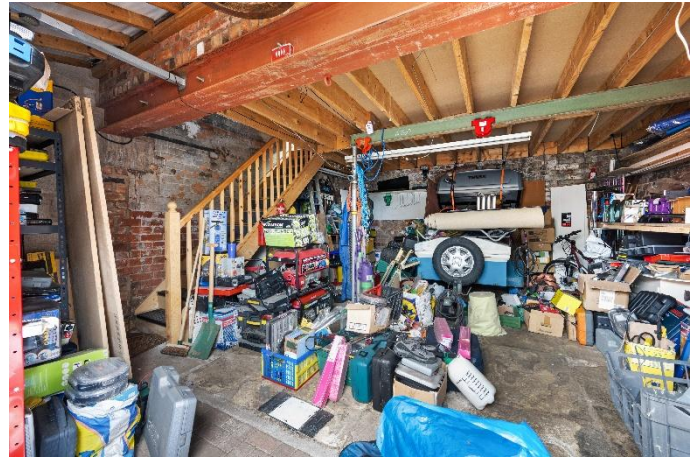
Externally, the property benefits from a front forecourt, providing off-road parking, turning space and direct vehicular access to the garage accommodation.

We understand the property does not have mains electricity, water or drainage connected and is offered for sale as seen, including any items remaining within the building. The seller has not been able to provide any planning permission or building regulation documentation relating to the construction or alterations, and buyers will be required to rely on their own enquiries in this regard.

We have not identified a business rates listing for the property on the VOA website, and interested parties are advised to make their own enquiries with the local authority.

Given the nature of the property, it is anticipated that the purchase may be more suitable for cash buyers.





Accommodation: Ground Floor - Approx. 932 sq.ft. (86.6 sq.m.)

Comprising a range of garage and storage spaces, including:

- Garage: 14'5" x 8'2" (4.40m x 2.50m)
- Garage: 14'5" x 10'10" (4.40m x 3.30m)
- Garage: 14'5" x 13'5" (4.40m x 4.10m)
- Garage: 19'0" x 14'5" (5.80m x 4.40m)

Additional lean-to / ancillary storage areas

Internal staircase access to first floor

The layout offers flexibility for multiple vehicle storage, workshop use or subdivision into separate storage areas.

First Floor - Approx. 649 sq.ft. (60.3 sq.m.)

Accessed via internal staircase and comprising:

- Store: 14'5" x 11'2" (4.40m x 3.40m)
- Store: 14'5" x 13'1" (4.40m x 4.00m)
- Store: 19'8" x 14'5" (6.00m x 4.40m)

Landing / circulation space

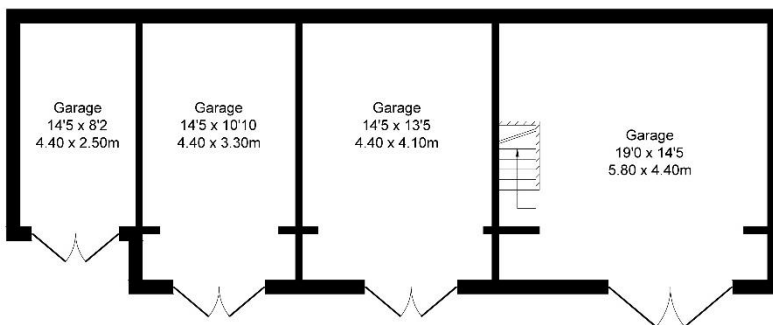
The first floor is currently arranged as predominantly storage accommodation with scope for reconfiguration, subject to any necessary consents.

Total Approximate Floor Area: 1,581 sq.ft. (146.9 sq.m.)

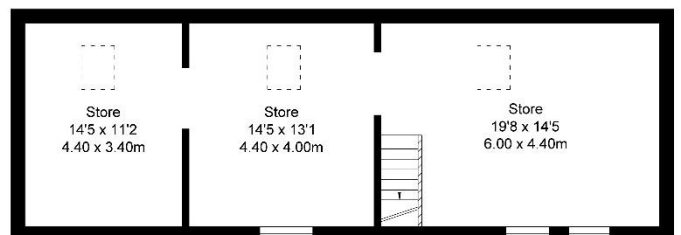
The floor plan is provided for identification and illustrative purposes only. It is not to scale, and all measurements, dimensions and areas are approximate. Interested parties should rely on their own inspections and surveys.

Upper Aughton Road, Southport
Total Approx. Floor Area 1581 Sq.ft. (146.9 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.



Ground Floor
Approx. Floor Area 932 Sq.Ft (86.6 Sq.M.)



First Floor
Approx. Floor Area 649 Sq.Ft (60.3 Sq.M.)

Tenure: Advised freehold, subject to formal verification.

Guide Price: £125,000

We understand that VAT is not 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.

VAT: We understand that VAT is not applicable to the purchase price.

Legal: All parties are responsible for their own legal costs.

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 24 April 2026

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.