

FOR SALE
OFFICE/RESIDENTIAL
RE-DEVELOPMENT OPPORTUNITY

Eddisons



65 SCARISBRICK NEW ROAD, SOUTHPORT PR8 6LF

GUIDE PRICE ON APPLICATION

- Freehold.
- Prominent location fronting Scarisbrick New Road.
- Suitable for office occupiers or conversion into residential or other commercial uses, subject to the necessary consents.

AVAILABLE SPACE

381 sq m (4,103 sq ft)

0.1 ha (0.26 acres)

LOCATION

The property fronts Scarisbrick New Road (A570) on the corner with Curzon Street approximately one mile east of Southport Town Centre.

Scarisbrick New Road comprises a main arterial road into Southport from Ormskirk approximately 12 miles to the south east.

The immediate land use to the subject property is predominately residential in nature although other uses fronting Scarisbrick New Road include a dental practice and Athena Health Care are close to completing the construction of a large nursing home nearby.

DESCRIPTION

The property comprises a detached property originally built as a house of traditional brick construction with multi-pitched tiled roof comprising ground and two upper floors. The property has been extended to the rear offering a two storey extension.

Internally the property comprises a mixture of open plan and cellular offices with ancillary kitchens and storage over ground and two upper floors. It is decorated to a basic specification with painted or woodchip papered ceilings and walls and carpeted floors. It is lit by fluorescent strip lighting and heated via gas fired wall mounted hot water radiators predominately but with electric wall mounted radiators in part.

It benefits from UPVC double glazed windows throughout.

Externally, there is a small front garden with the majority of the external accommodation having been converted to car parking offering 17 spaces and in addition one disabled space on a tarmac surface. The property is alarmed.

ACCOMMODATION

We measured the property on its Net Internal Area as follows:

UNIT	M ²	SQ FT
Ground Floor	178.6	1,922
First Floor	134.7	1,450
Second Floor	67.9	731
TOTAL	381.2	4,103

The site area is 0.1 ha (0.26 acres).

PLANNING

We have not made any specific enquiries with Sefton Council and understand that the property lies within a predominately residential area.

TENURE

The property is held freehold under Title No: MS43757, a copy of which is available upon request.

TERMS

The Freehold interest in the property is placed to the market with vacant possession with guide price and further information upon request.

EPC

An EPC has been commissioned and is available upon request.

FURTHER INFORMATION

Further information to include Land Registry documents, floor plans in CAD and PDF are available upon request.

VAT

We understand that the transaction will be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs incurred in the transaction

VIEWING

By prior arrangement with the agents:

Robert Diggle

Eddisons
Tel / 0151 268 5280
Email / robert.diggle@eddisons.com

MAY 2021
SUBJECT TO CONTRACT

For more information, visit eddisons.com
T: 0151 268 5280

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.



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