

FOR SALE

Former Car Showroom and Premises



164 COUNTY ROAD

Ormskirk

Lancashire

L39 3LY

- Excellent prominent roadside location
- Ideal for owner-occupiers and developers (stp)
- Suitable for a variety of uses, subject to planning
- Offers invited

140.46 sq m (1,511 sq ft)



164 COUNTY ROAD

ORMSKIRK, LANCASHIRE, L39 3LY

LOCATION

The subject property is located on the Western side of County Road (A59) midway between its junction with Aughton Street (B5319) and Southport Road (A570).

The premises lie a short distance to the West of Ormskirk Town Centre with all local amenities and links to public transport within easy distance.

DESCRIPTION

The premises comprise a single storey building used for car sales with an adjoining hand car wash situated on a regularly shaped plot of flat land with a good sized forecourt.

Internally, the premises provide a reception area, two partitioned offices, a kitchen, disabled wc, car sales area and enclosed hand car wash with front and rear roller shutter access.

The property has the benefit of a prominent location with an excellent frontage to County Road of approximately 35.52 m. The site also has an extensive boundary to **Cottage Lane to the rear of circa 21.84 m.**

The previous business seemingly used two access points to County Road which would be ideal for an operator benefiting from 'in and out' access.

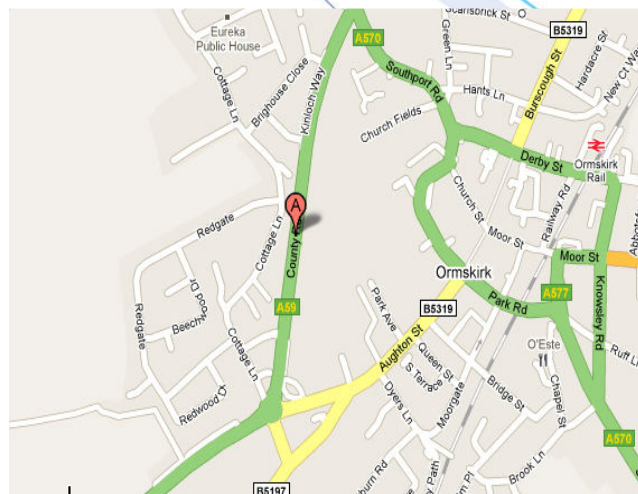
The property could be suitable for a variety of uses, subject to planning.

ACCOMMODATION

The accommodation has been measured on a gross internal basis and extends to the following approximate total areas:

Description	Sq M	Sq Ft
Reception / offices etc	45.25	487
Car Sales	60.44	650
Hand Car Wash	34.77	374
Total	140.46	1,511

The site area is approximately 0.1 ha (0.24 a)



VAT

All prices, outgoings and rentals quoted are exclusive of VAT to which they may be liable.

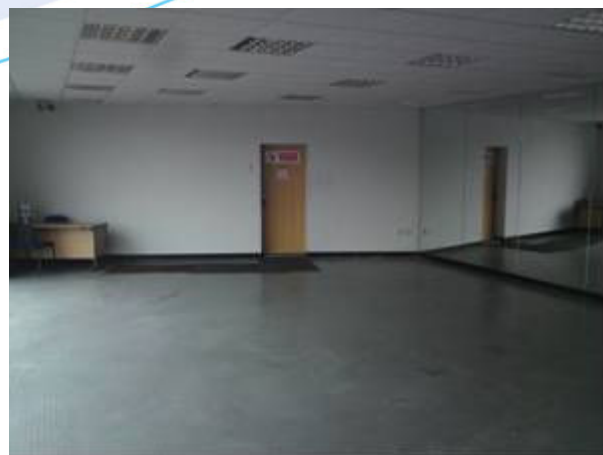
TERMS

The freehold interest is available with offers invited for the same.

Consideration will be given to both conditional and unconditional offers.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.



0151 255 0755 www.keppiemassie.com

Keppie Massie (Liverpool) - Alabama House - 6 Rumford Place - Liverpool L3 9BY Email: liverpool@keppiemassie.co.uk

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PLANNING

We have not made any enquiries through the Local Authority and interested parties are advised to contact the planning department directly at:

West Lancashire District Council
52 Derby Street
Ormskirk
Lancashire
L39 2DF

Tel: 01695 577 177

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request from the retained agents.

BUSINESS RATES

We are reliably informed that the premises are currently assessed as follows:

Workshop & Premises – rateable value: £14,250

The above rating assessment is with effect from 1 April 2010.



VIEWING

For further information or to arrange a viewing please contact:

Rupert Lowe

Tel: 0151 255 0755

Fax: 0151 255 1181

Email: rupertlowe@keppiemassie.com

Alternatively, please contact our joint agent, John Barnes of Fitton Estates:



SUBJECT TO CONTRACT
May 2010

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