

FREEHOLD FOR SALE

FORMER PFS / GARAGE, LIVERPOOL ROAD

AUGHTON, L39 3LW (NR. ORMSKIRK)



LOCATION & DESCRIPTION

The site and former PFS/Garage located on the north side of Liverpool Road adjacent to "The Royal Oak" Public House. Liverpool Road (A59) is a busy route between north Liverpool, Ormskirk and Preston, being the main route connecting the towns and villages of Sefton and West Lancashire. The site has extensive road frontage, entrance and exit to a carriageway both north and south. The site is suitable for numerous commercial activities, subject to planning the rear section potentially within the green belt.

SITE AREA

Total 0.3905 hectares (0.0965 acres) approximately.

TENURE

The site is held freehold subject to the right of access over part in favour of the adjoining property (136 Liverpool Road). Further details available on application.

PURCHASE PRICE

In excess of £225,000 (two hundred and twenty five thousand pounds) of sort for the freehold site as existed.

EPC

An Energy Performance Certificate has been commissioned.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, or Joel Lawson
Hitchcock Wright & Partners.

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Subject to Contract

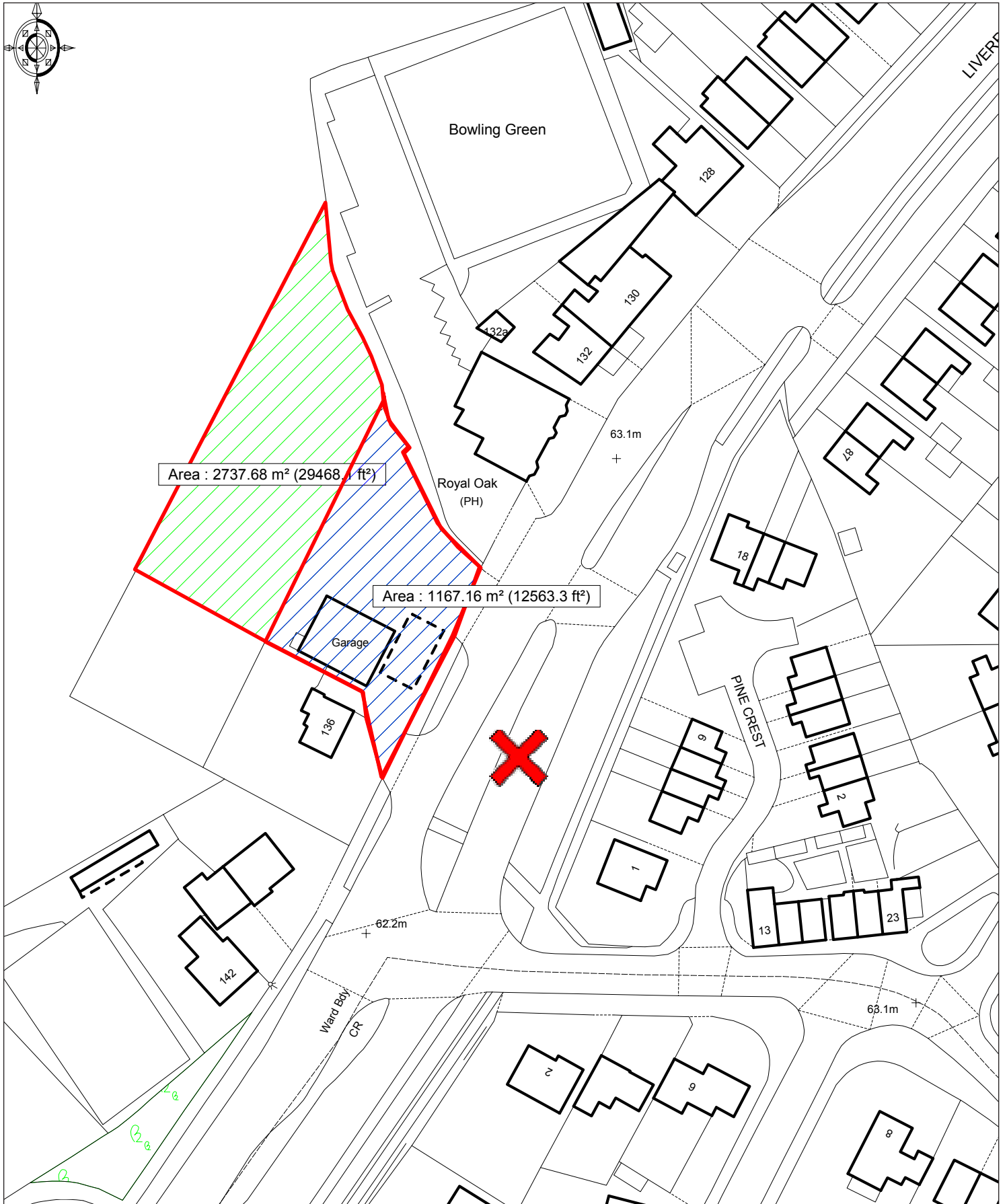
Details Prepared February 2010



www.hitchcockwright.co.uk



LIVERPOOL ROAD, AUGHTON



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