

SHP

Smith Hodgkinson Pickervance

VALUERS

- Chartered Surveyors
- Country Property Sales & Lettings
- Land & Property Valuation
- Land & Property Management
- Asset Auctioneers

FOR SALE



**FORMER LCC HIGHWAYS DEPOT
SOUTHPORT NEW ROAD (A565)
MERE BROW, TARLETON
PRESTON
PR4 6JB**

**ASKING PRICE
Offers over £175,000**

Smith Hodgkinson Pickervance, 69 Garstang Road, Preston, Lancashire, PR1 1LB
Telephone : 01772 555403 Fax : 01772 885333 Email : info@shpvaluersltd.co.uk
Website : www.shpvaluersltd.co.uk

DESCRIPTION

The premises are located between Tarleton and Southport close to Mere Brow in the West Lancashire district, to the south of Preston City Centre and to the north Ormskirk Town Centre.

There is good access to Preston, Southport, Ormskirk & Liverpool and the west coast.

Former LCC Highways Depot compound developed circa 1932 set in approximately 1.0 acres (0.40 ha).

The premises briefly comprises as follows;

Offices 1,033 sq.ft (96 sq.m)

Single storey purpose built offices of concrete block render under pitch mineralised felt roof construction comprising 3 office rooms and toilet.

Workshop Lock-Up Stores 3,150 sq.ft (293 sq.m)

7 bay general-purpose building (105'x 30') 15ft to eaves built of pre-cast concrete frame under pitch asbestos cement roof, concrete block walls, concrete floor, inspection pit, erected circa 1963.

Open Tarmac Yard Areas

General Remarks & Stipulations

SERVICES

Mains electricity, mains water, septic tank drainage.

RATEABLE VALUE

West Lancashire District Council rateable value £3,750 per annum from April '05

TENURE

We are advised that the property is held freehold. Vacant possession available upon completion.

ASKING PRICE

Offers over £175,000

VIEWING

Viewing is by strict appointment with the sole selling agents.



Smith Hodgkinson Pickervance, 69 Garstang Road, Preston, Lancashire, PR1 1LB
Telephone : 01772 555403 Fax : 01772 885333 Email : info@shpvaluersltd.co.uk
Website : www.shpvaluersltd.co.uk



Smith Hodgkinson Pickervance, 69 Garstang Road, Preston, Lancashire, PR1 1LB
Telephone : 01772 555403 Fax : 01772 885333 Email : info@shpvaluersltd.co.uk
Website : www.shpvaluersltd.co.uk