

Hoghton Street,
Southport



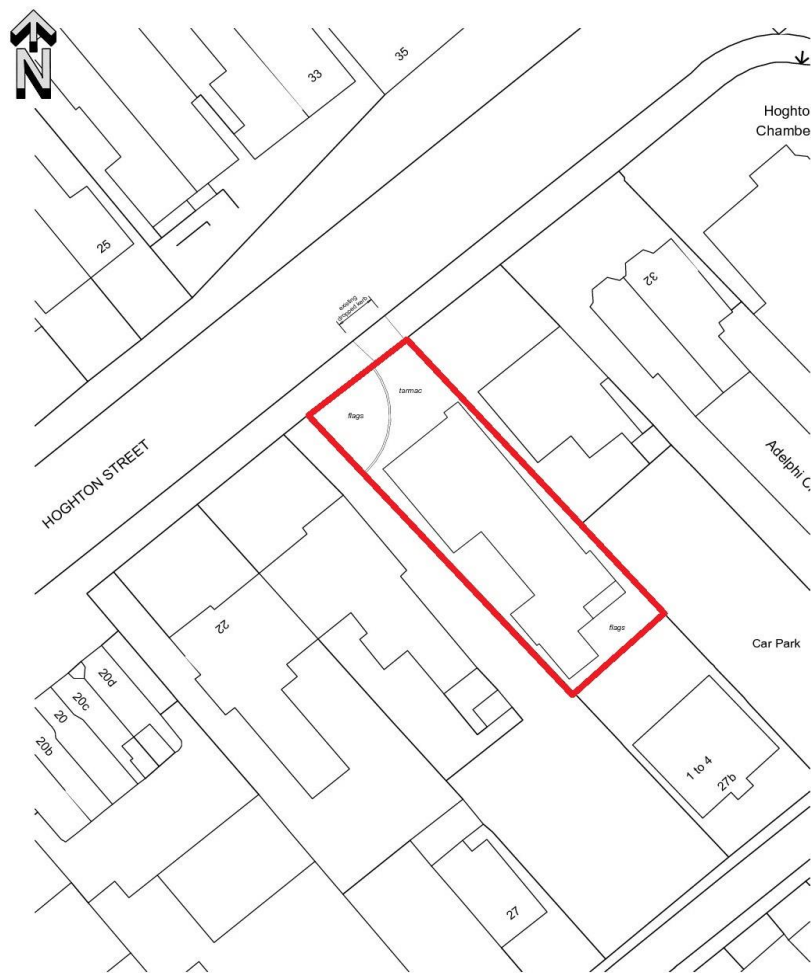
Asking Price **£250,000**



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Offering an abundance of potential for improvement, this vast detached commercial property and former restaurant, is located right in the heart of Southport town centre and is offered For Sale with benefit of NO ONWARD CHAIN and vacant possession. The property has been greatly extended over the years and whilst it was last operated as a pub / bar / restaurant, it has fantastic potential for change of use (subject to planning permission / necessary consents,) to either be repurposed into a different commercial use, such as offices, or even to be converted into apartments, giving the next lucky owner a wealth of possibilities to explore.

The asking price of the property at £250,000 is plus VAT and the property itself is NOT a listed building, is not located in a conservation area and the tenure is freehold.

About the Local Area: Southport is a large seaside town in Merseyside, England. Southport today is still one of the most popular seaside resorts in the UK. It hosts various events, including an annual air show on and over the beach and the largest independent flower show in the UK, in Victoria Park. The town is at the centre of England's Golf Coast and has hosted the Open Championship at the Royal Birkdale Golf Club. This property is location on Hoghton Street, which is just a short walk to the heart of Southport town, the train station and all of its numerous shops, amenities and restaurants, making it ideally located right in the heart of the town centre.

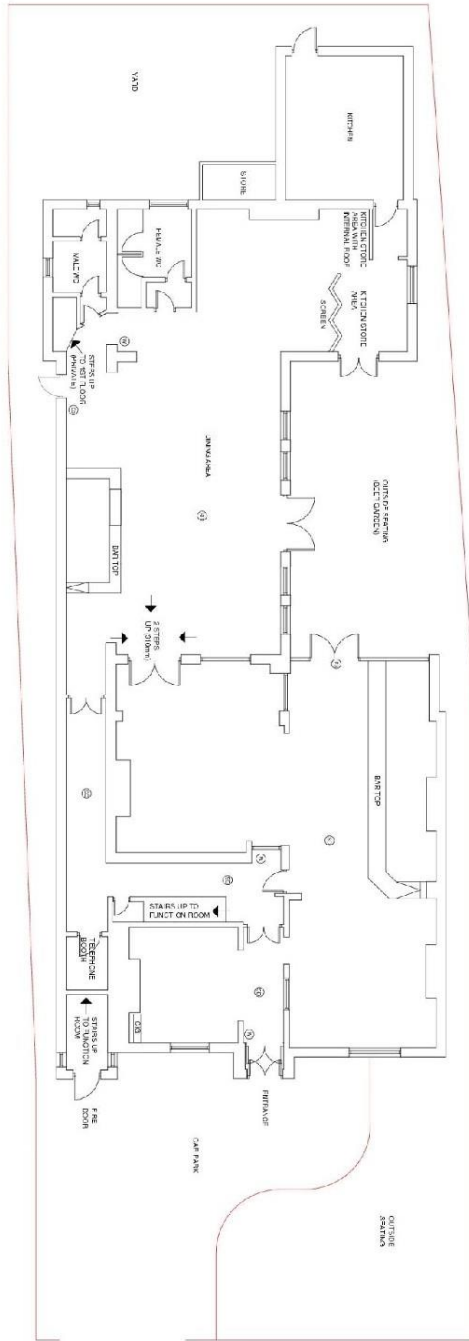




- * Asking Price £250,000 + VAT
- * Detached Former Bar / Pub / Commercial Property
- * Potential for Change of Use (STPP)
- * Off Road Parking
- * Internal Inspection by Appointment Only
- * No Onward Chain & vacant Possession
- * Town Centre Location
- * Deceptively Spacious & Extended Building
- * Vast Potential for Improvement
- * EPC Rating of C



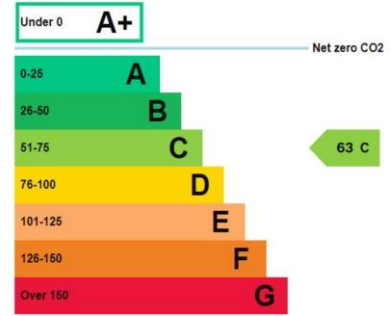
EXISTING GROUND FLOOR PLAN



HOGHTON STREET

Energy rating and score

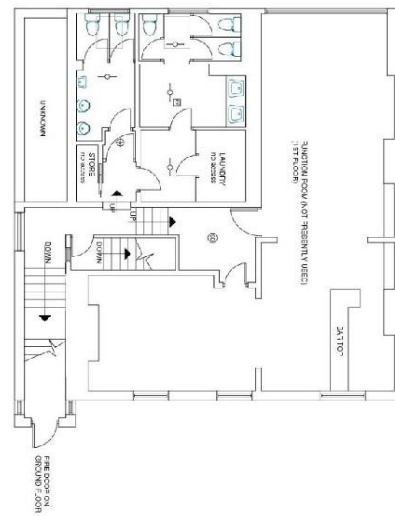
This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

EXISTING FIRST FLOOR PLAN



rightmove



PRs Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.