



LAND/ DEVELOPMENT OPPORTUNITY

**113A Southport New Road,
Tarleton, Preston PR4 6HX**
Sooty's Garden Centre

- Garden centre available for sale
- Excellent development opportunity subject to planning
- Site measures approximately 3.7 acres
- Freehold with vacant possession
- Guide price £1,700,000

Location

An established garden centre site located in the sought-after Lancashire village of Tarleton, situated approximately 5.5 miles from Southport and 10 miles Southeast of Preston, on the busy A565 Southport New Road.

Southport New Road connects the town of Southport with the city of Preston ensuring a strong amount of consistent traffic volume.

Description

The land since 1986 has been used as a garden centre and nursery under Use Class Sui Generis of the Town & Country Planning Act (Use Classes Order) 1987. The garden centre still remains in situ and could be continued to trade in the existing use or offers a wealth of potential alternative uses due to its extremely prominent position fronting Southport New Road. The site has associated planning consent for use as a retail shop and café restaurant.

Subject to planning, the land would suit a variety of uses such as commercial or residential development, industrial use, or storage.

Accommodation

The site comprises approximately 3.7 acres of land in total held in two freehold titles. The garden centre still remains in situ comprising approximately 10,000 sq.ft of glass house space plus a 2,000 sq. ft restaurant/café facility.

Guide price

Offers in excess of £1,700,000 for the freehold interests.

Rating assessment

We understand that the rating assessment on the premises as at the 1st April 2023 is as follows:-

Description	Garden centre and premises
Rateable Value	£31,250
Rates Payable	£15,406

Any interested parties should confirm the current position with the Local Authority.

Legal costs

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

VAT

Any offers made are exclusive of VAT.

Viewing

Please note, the garden centre is still trading therefore, viewings are strictly by appointment made via Harrocks Commercial Property Limited on **07768 857 688 / James@harrocks.co.uk** or the joint agents (Fitton Estates) on **01704 500345 / gb@fittonestates.com**

Viewing strictly through the letting agents



HARROCKS
COMMERCIAL PROPERTY LTD

James Harrocks

Call 07768 857688 or email james@harrocks.co.uk
Visit www.harrocks.co.uk

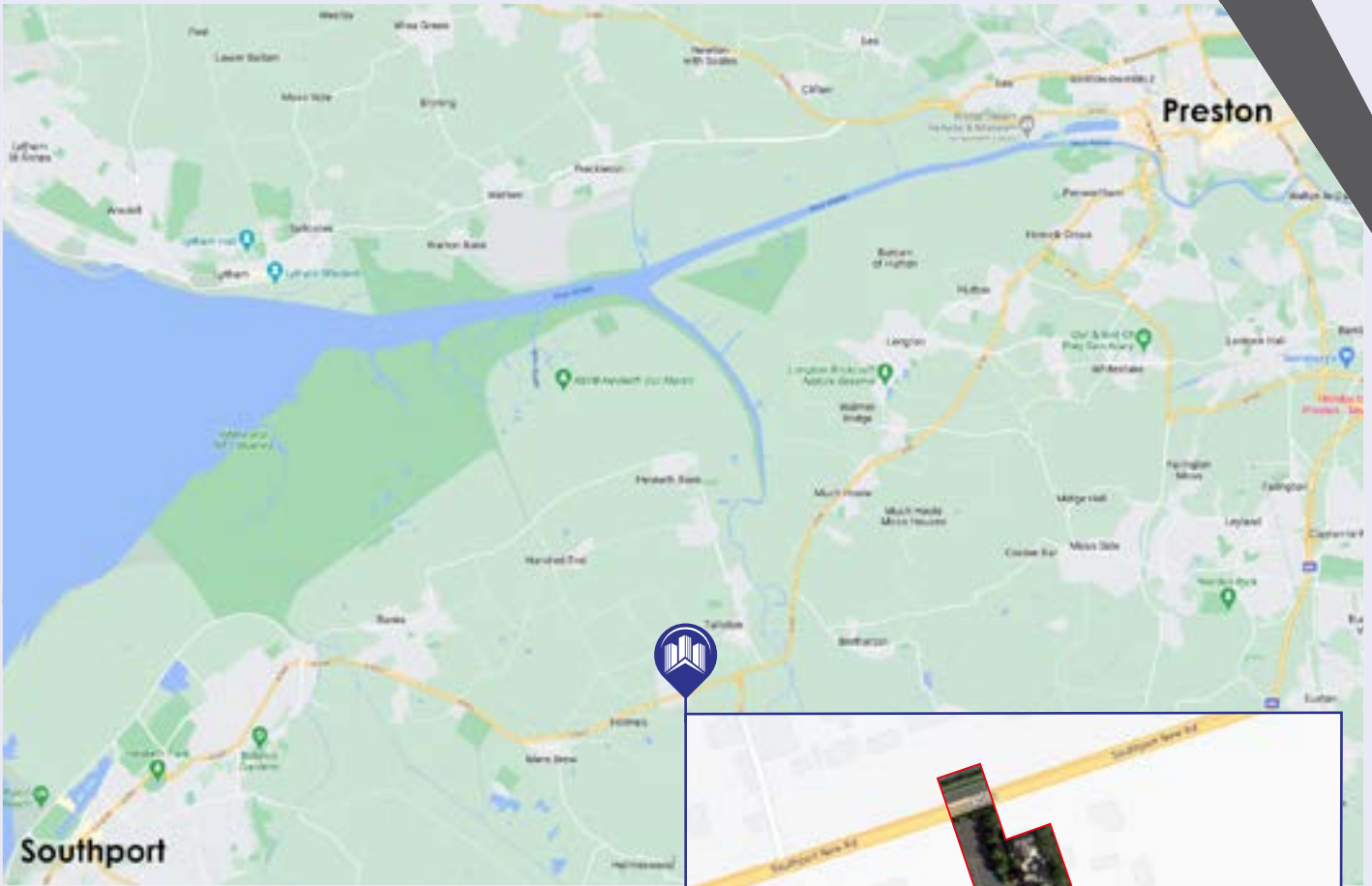


Graham Bowling

Call 01704 500345 or email gb@fittonestates.com
Visit www.fittonestates.com



113A Southport New Road, Tarleton, Preston PR4 6HX



Anti-Money Laundering Checks

The money laundering, terrorists financing and transfer of funds (information on the payer) Regulation 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser will need to provide, as a minimum, proof of identity and residential address, if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Harrocks Commercial Property employee or certified copies provided.

Misrepresentation Act. © Harrocks Commercial Property Ltd

Disclaimer: Harrocks Commercial Property Ltd and its subsidiaries and their joint agents if any ("HCP") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of HCP or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of HCP has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any resale potential or value or at all.

- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of HCP or its employees or agents, HCP will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HCP.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HCP shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

Viewing strictly through the letting agents



HARROCKS
COMMERCIAL PROPERTY LTD

James Harrocks

Call 07768 857688 or email james@harrocks.co.uk
Visit www.harrocks.co.uk



Graham Bowling

Call 01704 500345 or email gb@fittonestates.com
Visit www.fittonestates.com