



- A re-development opportunity to convert to provide several self-contained apartments.

Description A re-development opportunity to convert to provide several self-contained apartments. The property provides a substantial double fronted four storey period building formerly occupied on the ground floor as restaurant accommodation. The upper floors had planning approval for 10 two-bedroom residential flats which has now expired. The building is fully vacant and ready for refurbishment and re-development. The license on the ground floor car park is £50 per week (March–October) for an ice cream kiosk expiring on 31st October 2017. The retail accommodation fronting Scarisbrick Avenue is excluded from the sale of the building and is held on a separate title.

Situated Fronting the Promenade on the corner of Scarisbrick Avenue, directly opposite Marine Lake in a busy prominent position within walking distance to local amenities and Southport town centre, the main retail area.

Basement (not inspected)

Ground Floor Restaurant.

First and Second Floors We have been advised all internal walls have been removed in readiness to start works.

Outside Front Forecourt with potential for car parking spaces.

Note Planning Reference No (expired) N/2004/1358. Drawings are available in the auctioneer's office. All information has been provided by the vendor.

The property is subject to a section 215 notice. Further details can be found in the legal pack however potential purchasers should make their own further enquiries.



Not to scale. For identification purposes only