

# FREEHOLD FOR SALE

## 69 TOWN GREEN LANE

### AUGHTON, L39 6SE (RETAIL PREMISES & 2 FLATS)



### LOCATION & DESCRIPTION

Aughton has a population in excess of 8,000 located to the South of Ormskirk accessed from the A59 between Liverpool and Preston close to the M58 and M6 Motorway network. Rail services via Town Green and Aughton Park Stations as part of the Merseyrail Network. Moor Hall is a recent addition to the notable eateries and venues including West Tower and Town Green Brasserie.

The property is arranged at ground and first floor, forms part of a terrace of similar properties opposite the Co-op Convenience Store and Granville Park to the rear is Town Green Railway Station.

### ACCOMMODATION

Ground floor retail premises providing rectangular sales accommodation leading to rear storage and staff facilities. The ground floor premises are serviced from the rear with vehicular access and rear car parking.

Gross Frontage	7.2 m	24.3 ft
Overall Depth	20.7 m	67.8 ft
Sales depth	15.75 m	51.68 ft
Gross Internal Area	147 sqm	1,580 sqft

Floor areas have been calculated in accordance with the RICS Code of Measuring Practice.

1st floor accommodations provides two, 2 bedroom, self contained flats.

### TENURE

It is understood the property is held freehold without restriction, subject to and with the benefit of a residential tenancy in relation to 69b Town Green Lane at £6,240 per annum exclusive of Council Tax.

### RATING ASSESSMENT

The ground floor commercial premises have been assessed for the Uniform Business Rates at £7,600 with effect from 1st April 2017.

69b Town Green Lane: Band A

69c Town Green Lane: Band A

### PURCHASE PRICE

Offers in excess of £385,000 (Three Hundred & Eighty Five Thousand Pounds) exclusive.

### EPC

Certificate Reference Number: 9609-3024-0568-0900-6401

Energy Performance Asset Rating: D-79

### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

### VAT

VAT will be payable on the purchase price apportioned to the commercial element.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners. Ref: JCB

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared March 2018

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