

Warehouse & Trade Counter with Adjoining Semi-Detached House

Southport

Colliers

For Sale

13,038 Sq Ft
(1,211.8 Sq M)

2 Crowland Street
Southport, PR9 7RZ

- Including ground & first floor offices
- Secure concrete yard with external security lighting, secure gated entrance & palisade fencing.
- Sale includes 4 Crowland Street, which is a traditional 2-bedroom semi-detached house.



Contact Us

John Sullivan
Director | Industrial & Logistics
0161 831 3305
07702 908353
John.Sullivan2@colliers.com

Available to purchase on a Freehold basis

Price on application

Prime Development Land

Southport

Location

The properties are situated in a prominent position fronting Crowland Street approximately 2.5 miles east of Southport town centre, 18 miles south west of Preston and 19 miles north of Liverpool.

The A570 is in close proximity providing access to Southport and Ormskirk together with junction 3 of the M58 motorway, 10 miles to the southeast.

The closest railway station is Meols Cop on the Northern Line providing access to Southport, Wigan, and Manchester.

Description

The building comprises of a brick built two storey property, which to the ground floor provides a trade counter/shop with self-contained first floor offices above. Behind is a north light type construction warehouse annexed to which there is a further large warehouse which is constructed of steel frame with brick elevations and has been re-roofed and includes a mezzanine storage area.

The warehouse benefits from

- Concrete floor
- Sodium bay lighting
- 10% translucent panels
- Electrically operated roller shutter door (and the ability to create a further two loading doors)
- Height to eaves is 4.51m
- Height to underside of haunch is 4.08m

The offices consist of suspended ceilings, gas fired central heating radiators UPVC windows, kitchen, and W/Cs on the first floor.

Externally the property benefits from a concrete yard, new external security lighting, secure gated entrance, and new palisade fencing.

Residential Premises

The Address is 4 Crowland Street, Southport, PR9 7RL, which is a traditional 2-bedroom semi-detached house.

Accommodation

Measured survey in accordance with the RICS Code of Measuring Practice the gross internal floor areas for the units is as follows:

Description	SqFt	SqM
Main Warehouse	7,892	733.44
Trade Floor Area	2,628	244.22
G/F Offices	1,259	117.07
First Floor Offices	1,259	117.07
TOTAL	13,038	1,211.80
Mezzanine	435	40.49

Site

The property comprises a broadly level site totalling 1.05 acres (0.424 acres)

EPC

The premises have the following Energy Performance Certificate ratings 2 Crowland Street E120 & 4 Crowland Street E46.

TENURE/PRICE

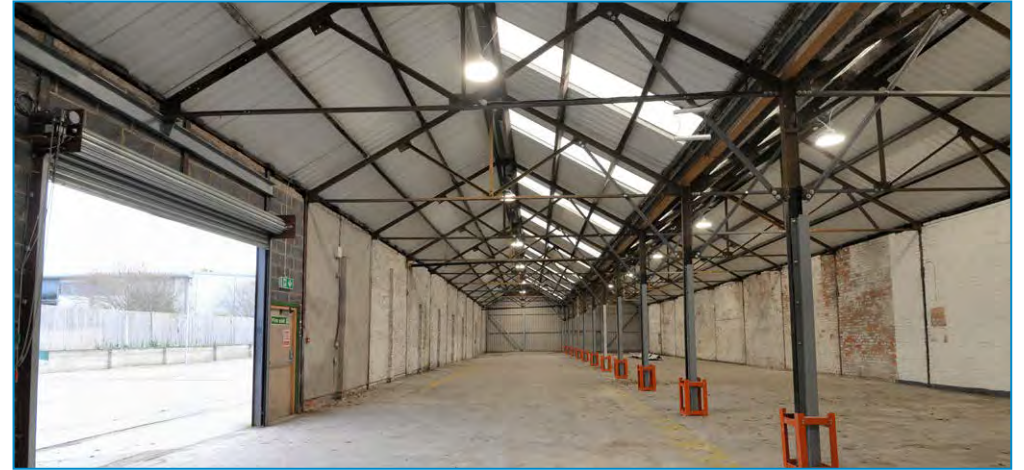
Freehold, price on application

VAT

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

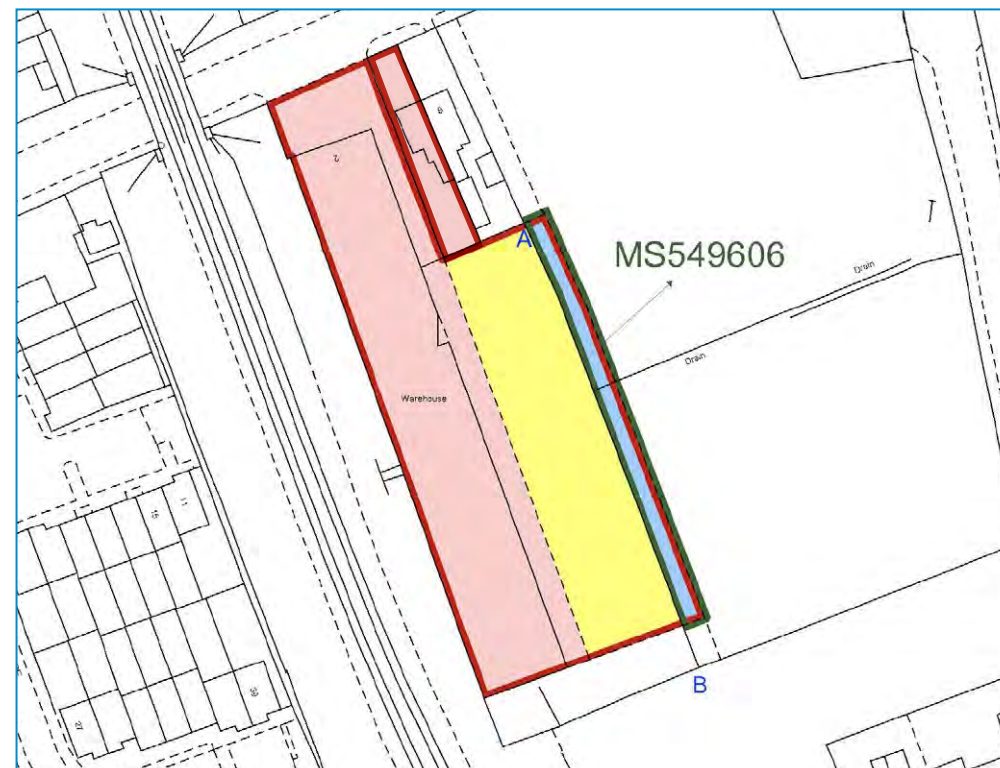
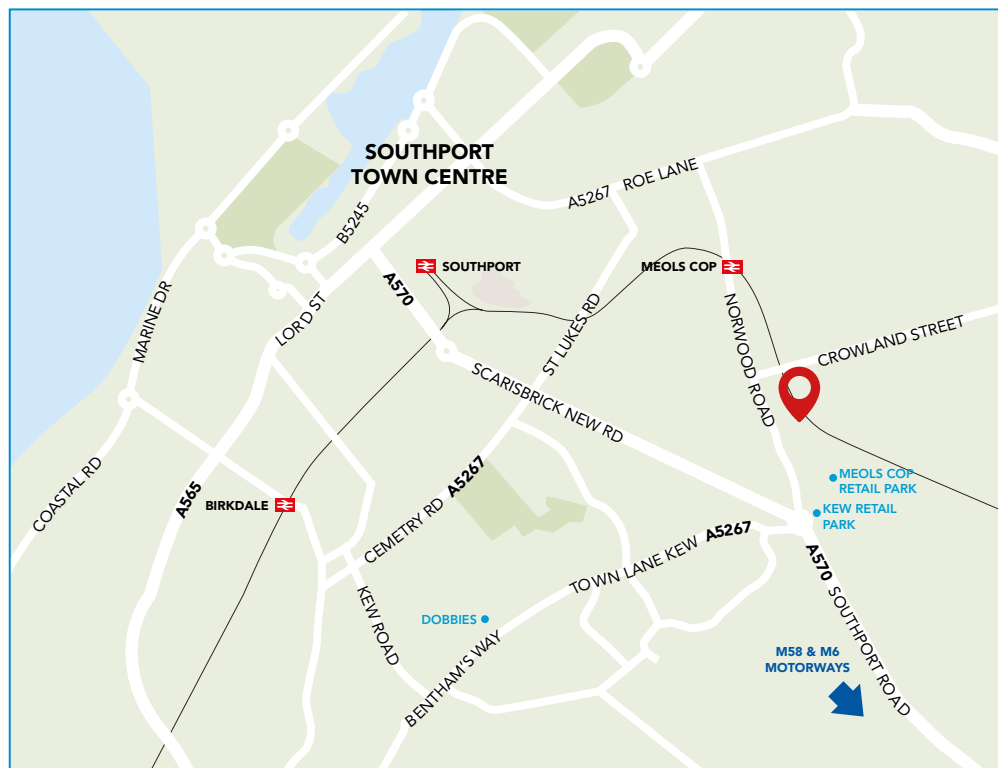
Anti-Money Laundering

The successful purchaser will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.



Prime Development Land

Southport



Viewing / Further Information

For further information or to arrange a viewing please contact:

John Sullivan
07702 908353

john.sullivan2@colliers.com

Alice Wilkins
07709 519258

alice.wilkins@colliers.com

Colliers International, Chancery Place, Brown Street, Manchester, M2 2JT

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