



## Hot Food Takeaway in PR9

Ashley Road, Southport, Merseyside, PR9  
ORB

**£80,000** Starting Bid

Tenure

**Freehold**

Permit Parking parking

## Property features

- ✓ Spacious Shop Floor
- ✓ Fully Equipped Kitchen
- ✓ Living Accommodation
- ✓ Private Rear Garden
- ✓ Living Accommodation

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

We are pleased to offer to auction this commercial unit for sale! This property has a large shop floor, fully equipped kitchen, two storage rooms, rear garden, three double bedrooms and a bathroom. Arrange your viewing today!

We are delighted to present an excellent opportunity to acquire a versatile commercial property on Ashley Road, just a short distance from Southport's bustling town centre. Currently operating as a Chinese takeaway, this property offers a well-proportioned layout, making it ideal for a variety of business ventures.

Upon entering, you are welcomed by a generous front shop area, complete with heated display cases, perfect for a takeaway or food-based business. Behind this, the property features a large, fully equipped kitchen with ample preparation space, catering to a busy working environment. Additionally, two spacious storage rooms provide excellent space for stock, equipment, or additional business needs.

Beyond the commercial space, the property benefits from living accommodation. This includes three well-sized double bedrooms and a bathroom, offering the potential for owner-occupier use or staff quarter,

Externally, the property boasts a private rear garden along with ample outdoor storage, further enhancing its practicality.

With its positioning, adaptable layout, and potential for various business opportunities, this property presents a fantastic investment for business owners or those looking to expand their commercial portfolio.

Arrange Your Viewing Today!

Please note we have not inspected this property.

Price: Starting Bid £80,000

Property Type: Hot Food Takeaway

Business Type: Take away

Parking: Permit Parking

## Location

The subject property is well located along Ashley Road. This property is located within easy reach of local amenities, transport links and schools. The subject property is located approximately 0.5 miles from Southport town centre and approximately 20 miles from Liverpool city centre.

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## Accommodation

This property has a large shop floor, fully equipped kitchen, two storage rooms, rear garden, three double bedrooms and a bathroom.

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## Tenure

Freehold. Title number MS187777.

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## Council Tax

We currently await confirmation of the council tax band.

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## Rateable Value

The current rateable value is £2,150 (1 April 2023 to present).

Sourced from VOA.

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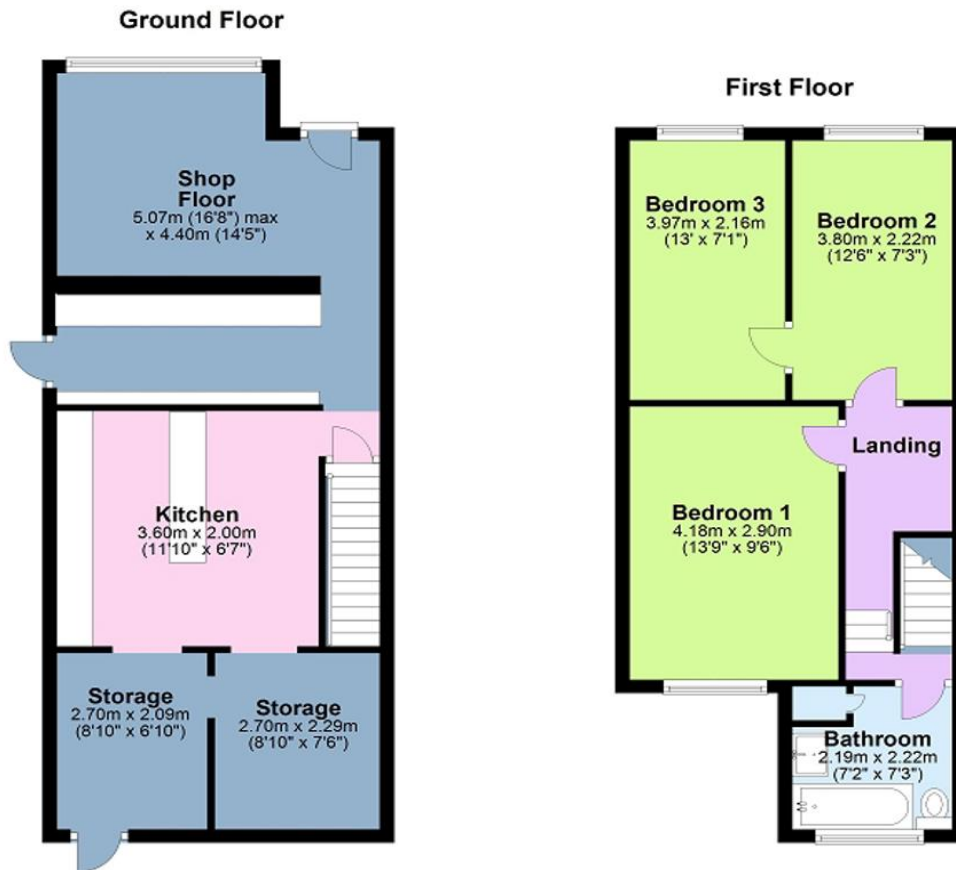
## EPC

We currently await copies of the energy performance certificates.

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Ashley Road, Southport, Merseyside, PR9 0RB

Contact your local branch today for more information on this property:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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