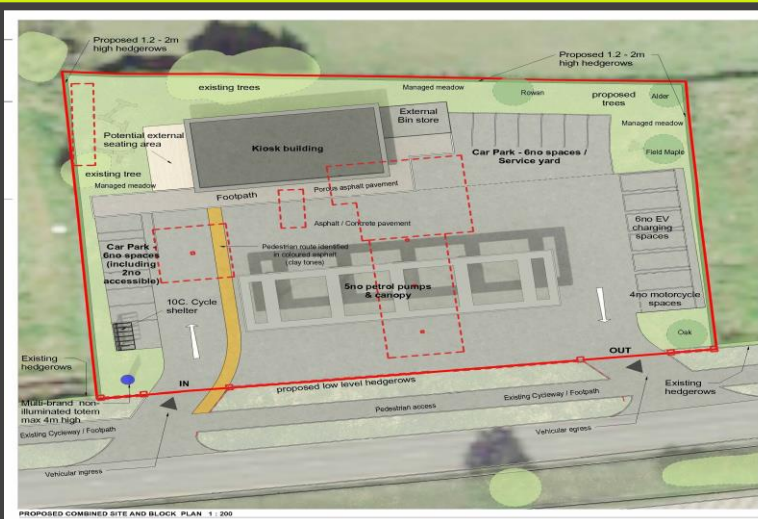


Southport New Road, Mere Brow


SMART MOVE



Asking Price **£450,000**



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Located in Lancashire and situated between Preston, Southport and Ormskirk towns, lies this gem of a commercial / retail site. Totalling approximately 0.73 acres, this centrally located site is conveniently sat on to the main dual carriageway connecting these 3 towns and as such is passed daily by thousands of vehicles, making it an idyllic place to locate a business.

This site is sold with benefit of full planning permission having been granted (West Lancs. Planning Ref: 2023/0624/FUL,) for the proposed demolition of existing building and canopies, construction of fuel and EV charging station together with associated sales / refreshment kiosk and the erection of a new canopy. The site is home to a former car wash and cafe and as full planning has now been granted, the new owners will benefit from being able to begin work immediately. NB: The site is being sold cleared, with the former building / structures having now been removed.

The dual carriageway the site is sat on (A565) joins the A59, making it the main arterial road connecting nearby towns / cities. This particular stretch of dual carriageway is a 50 mph area covered by average speed cameras and is on a straight, making for excellent sign visibility and minimal hindrance for access to and from the site. However, the passing commuters are not the only customer pool to target for businesses, as this site is also central to thriving villages on all sides.

The “average” passing traffic however, increases greatly when the nearby town of Southport (approximately 7.1 miles from this site to Southport town centre,) hosts such annual events as: • Southport Air Show • British Musical Fireworks Championship • Southport Flower Show • Southport Comedy Festival • Southport Food & Drink Festival Southport is also part of “England’s Golf Coast” and regularly hosts The Open Championship, during which traffic passing this site increases significantly, with the 2006 open seeing a record attendance of 235,000, many of whom will have had to travel into Southport along this main route.

