

For Sale
OIRO £275,000



Two Storey End Terrace Retail Premises

4,335 SQ FT (402.72 SQ M)

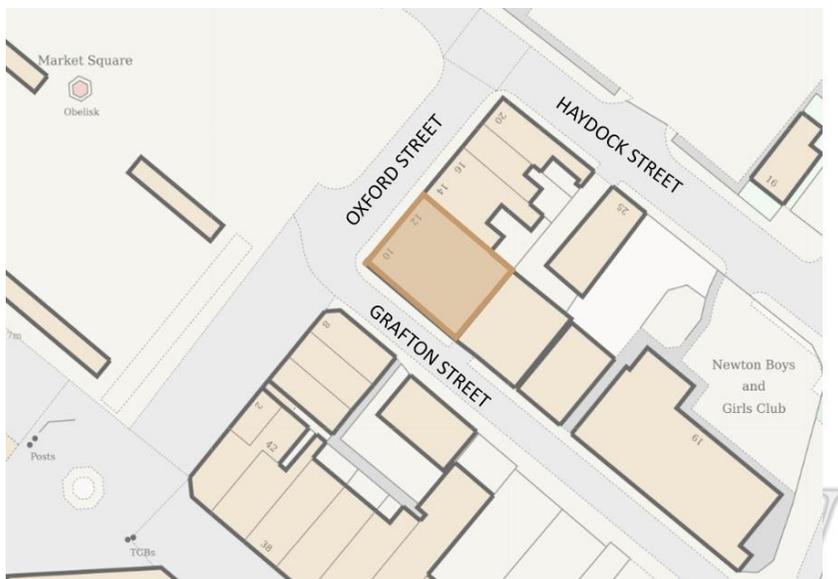
📍 10-12 OXFORD STREET, EARLESTOWN, NEWTON-LE-WILLOWS, WA12 9AQ

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Substantial end terrace two storey retail unit
- Prominent position fronting Earlestown Market
- Located 0.2 miles south from Earlestown Train Station
- Open-plan showroom/retail accommodation
- Potential to sub-divide and re-develop/convert – subject to planning permission
- Held Freehold under Title Number MS586881
- Sold with Vacant Possession
- Offers in the Region of £275,000



LOCATION

The property occupies a prominent corner plot on Oxford Street in the heart of the Earlestown's main retail core. Oxford Street adjoins both Market Street, the town's main high street and Haydock Street. Located directly opposite from the property is the Earlestown Market, which operates on Fridays and Saturdays however, throughout the remainder of the week provides free parking for those shopping in the town centre.

Earlestown train station is located a short walk away from the subject property, being approximately 0.2 miles south and is easily accessible on foot or by vehicle.

DESCRIPTION

The subject property comprises a substantial end terrace two storey retail unit of traditional red brick construction, set beneath various roof pitches and flat roofed areas with a variety of coverings.

Internally, the ground floor is open plan in nature and at present serves as a carpet and soft furnishings shop however, the property is to be sold with vacant possession. The ground floor is finished with a combination of carpeted, laminate and rubber floor coverings, papered and painted walls along with painted ceilings and suspended ceilings. To the rear of the shop floor is a small kitchenette area and WC facility. There are two access points on the shop floor providing access into the property's large basement which provides additional dry storage.

The first floor is cellular in nature and provides for a kitchen facility and WC along with additional stores.

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	193.51	2,083
First Floor	148.45	1,598
Basement	60.76	654
Total	402.72	4,335

SALE PRICE

Offers in the Region of £275,000.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

TITLE/TENURE

The property is held Freehold under Title Number MS586881.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £26,000, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.



EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

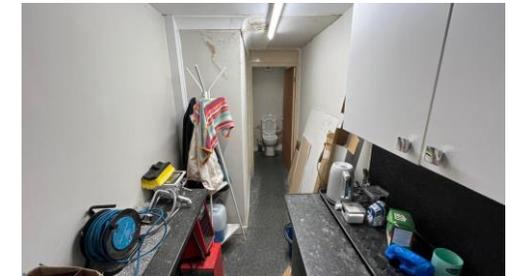
Nathan Broughton | Property Agent

☎ 07393 799957 ✉ nathan.broughton@turnerwestwell.co.uk

Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 07919 414752 ✉ daniel.westwell@turnerwestwell.co.uk



Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.