

FOR SALE

15 & 17 OXFORD ROAD
BIRKDALE
SOUTHPORT
PR8 2JR

- FORMER NURSING HOME
- CURRENTLY CLOSED
- SET WITHIN A 1 ACRE PLOT OF LAND
- POTENTIAL FOR REDEVELOPMENT OR RE-CONFIGURATION – STPP
- ALL ENQUIRIES INVITED

ASKING PRICE: ON APPLICATION



The above Promap is for guidance purposes only.



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OXFORD ROAD, BIRKDALE

LOCATION

The property/site is located on Oxford Road which is directly accessed off the A565 (Waterloo Road/Lulworth Road) which is a main arterial route connecting the Town Centre of Southport to the affluent residential area within which the property/site is located. Oxford Road also connects onto Rotten Row which also provides access to local shops and amenities.

Royal Birkdale Golf Club (as well as additional Golf Clubs), the local High Schools, main Shopping/Retail Park and additional amenities are located nearby.

Southport's main leisure area to include Ocean Plaza, Princes Park and Kings Gardens, the Marine Lake and Southport's Pleasure Land area all located within a short travelling distance.

DIRECTIONS

Proceed along Lulworth Road (A565) away from Southport town centre and towards the affluent residential area of Birkdale. Proceed past Weld Road and then turn right into Oxford Road. Proceed down and the property/site can be seen on the right hand side.

Oxford Road can also be accessed off Westbourne Road and the property/site can then be seen of the left hand side.

DESCRIPTION

Barton Park Nursing Home is closed at present and non-trading. The building/site is for sale with vacant possession:

- Formerly a care home with nursing within Use Category C2 (up to 60 residents).
- Configured as apartments or single rooms.
- Mainly a 3 storey property with part 4 story to the intermediary section.
- Plot Size is one Acre
- 2 no. former detached Victorian dwelling houses, now interconnected with a four storey section.
- Various extensions to the rear by way of conservatories and single storey extensions.
- Property No. 15 has a lift serving three floors.
- Gas central heating system
- The property fronts onto Oxford Road and there are two vehicle access points and a driveway/car parking to the front

A viewing of the whole property and the plot is highly recommended and available by appointment.

FLOOR AREAS

Gross Internal Area: 1,530 sq m / 16,468 sq ft

Cellars: 81 sq m / 872 sq ft

Total GIA: 1,611 sq m / 17,341 sq ft

(Approximate measurements)



OXFORD ROAD, BIRKDALE

TENURE

Long Leasehold, residue of 999 years from 1st March 1866.

VIEWING

By prior appointment via our office on 01253 316 919 or 01772 280 500 Option 1 or Email: adam@duxburyscommercial.co.uk

EPC RATING

To be confirmed.

VAT

The figures quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

COUNCIL TAX

We understand that the property is assessed within Council Tax Band H.

ADDITIONAL IMAGES

Additional images can be seen to the latter pages of the marketing details. The images are for guidance purposes only and may change. The fixtures and fittings may be removed from the property and may not be included in the sale.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the client/owner/occupier and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial or the seller. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.





Agents Note: The images are for guidance purposes only and may change. The fixtures and fittings may be removed from the property and may not be included in the sale.



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 Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



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