

FOR SALE

MIXED USE DEVELOPMENT
Acc: 1579.00 m² (17000 ft²) GEA

DEVELOPMENT OPPORTUNITY
LORD STREET,
EARLESTOWN, NEWTON-LE-WILLOWS

REDUCED FOR QUICK SALE



Indicative Drawing Only

- * Planning Consent Granted***
- * 9 GF Retail Units A1/A2/A3 Consents ***
- *Upper floor offices ***
- * A Significant Regeneration Area ***
- * Adjacent to New Tesco Superstore & Wilkinsons ***
- * Adjacent to Main Bus Terminal ***
- * Excellent Commuter/Motorway Links ***

01925 414909

LOCATION



In Earlestown the site over looks Lord Street and is bounded by Legh street, with Tamworth Street nearby. The new Tescos's is situated on Earle Street and Wilkinson Superstore is on Market Street both in close proximity.

DESCRIPTION

Formerly a Labour Club the land has benefited from Planning Consent for development of a three storey mixed use retail and office scheme equating to some 17,000ft² GEA. with an average floor plate of 5,600 ft² GIA. The ground floor will comprise 9 retail units suitable for A1 & A2 use. Unit 9 has A3 consent. The 1st floor could be used for retail, however a developer may prefer to develop all the upper floors for offices.

PLANNING/DESIGN

Full details are available on application.

PRICE/TERMS

£295,000.

VIEWING

By appointment: MORGAN WILLIAMS: 01925 414909 (Ref: KC)

For details of other properties, our website address is www.morganwilliams.com

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1. Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

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CHARTERED SURVEYORS