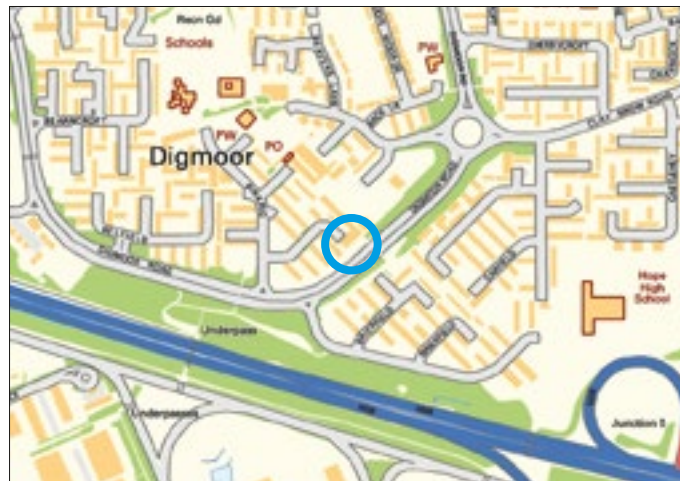


LOT

121

The Klub, 62 Digmaor Road, Skelmersdale WN8 9HP

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **Freehold single storey building GIA approx. 492sq m (5296sq ft). Requires full upgrade and refurbishment. Redevelopment potential, subject to consents.**

**Description** A freehold single storey commercial property previously occupied by a nightclub with a gross internal area of approximately 492sq m (5296sq ft). Following a full upgrade and refurbishment scheme the property would be suitable for a number of uses to include redevelopment, subject to any necessary planning consents.

**Situated** The subject property forms of part of a small local shopping parade within the Digmaor Area of Skelmersdale fronting onto the common green off Birleywood, close to its junction with Digmaor Road, within close proximity to local amenities.

**Ground Floor** Gross internal area of approximately 492sq.m (5296sq.ft)