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**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

INDUSTRIAL UNIT AND SITE WITH PLANNING PERMISSION FOR ADDITIONAL SPACE

0.607 hectares (1.5 acres)

375 m² (4,037 ft²)

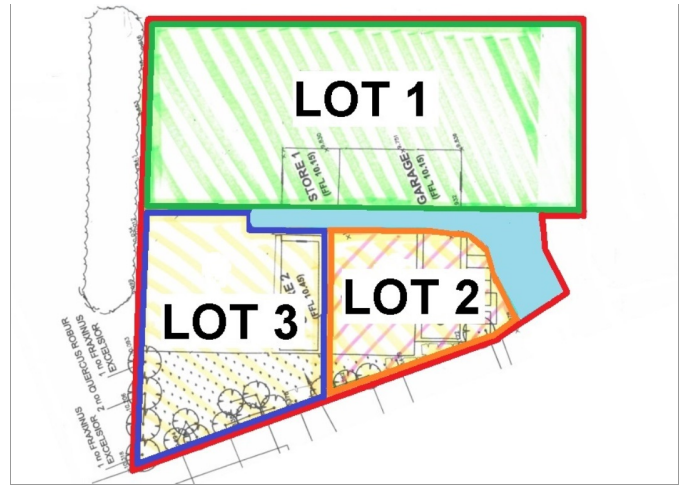
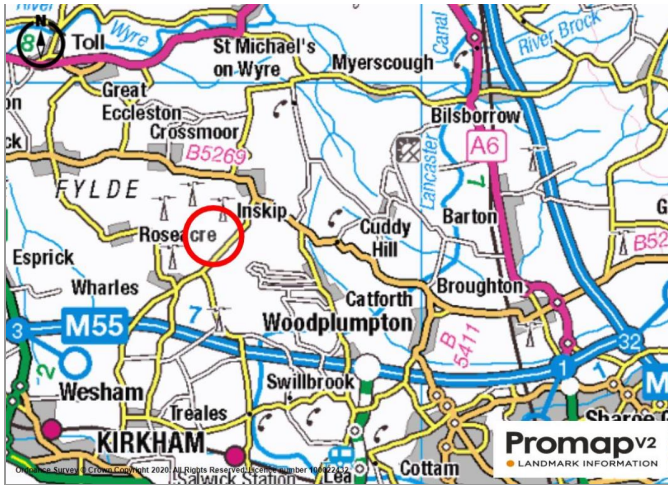
**Industrial unit and land
Higham Side Road
Inskip
Preston
PR4 0TL**

- Rare freehold opportunity
- Premises with large site area
- 0.24 - 1.5 acre plots - Will split
- Extant planning permission for office and store

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 25A Winckley Square E | preston@eckersleyproperty.co.uk
 Preston
 PR1 3JL

Lancaster office T | 01524 60524
 Castle Chambers E | lancaster@eckersleyproperty.co.uk
 China Street
 Lancaster
 LA1 1EX



Location

The site and premises lie within an established employment area immediately off Higham Side Road a short distance to the south of Inskip. Broughton and junction 1 of the M55/J32 of the M6 lie approximately 6 miles to the south east whilst Kirkham lies 4.5 miles to the south.

Construction works of the new Preston Western Distributor road are ongoing which will deliver a new motorway junction onto the M55 (junction 2) approximately 4 miles to the south.

Description

A detached romney industrial building being subdivided into 3 parts including warehousing, garage/store and first floor office and mess room with welfare facilities. The building benefits from a concrete floor, mixed sodium and fluorescent lighting, oil fired heating and 3 phase electricity in addition to a height of 5.23 m to the apex.

Externally the yard is mixed tarmac and hardcore surfaced. The entire site is secured with palisade fencing as well as CCTV.

Lot 2 and 3 benefit from planning permission for a new build office and store building. (further information within planning section)

Accommodation

We have estimated the gross site and premises as follows:

	hectares acres	
Plot 1 (unit of 375 m ² (4,037 ft ²))	0.308	0.76
Plot 2 (planning for office)	0.098	0.242
Plot 3 (planning for store)	0.150	0.37

We have estimated the total gross site area extends to approximately 0.607 hectares (1.5 acres).

Services

We understand that the premises benefit from mains electricity (3 phase – 60KVA), water, drainage and telecoms (BT & boundless). We further understand that the above mentioned services including telecoms lie within the immediate vicinity of lots 2&3. Interested parties are advised to make their own separate enquiries in this regard and in particular capacities and suitability for their proposed use.

Planning

The premises and site are presently used as a contractors depot including workshop and storage generally falling within Class B2 of the Use Classes Order 1987 (as amended).

The site benefits from a further extant planning permission for the erection of two new buildings to provide a store and office together with parking and landscaping within what is identified as lot 2 and 3. The planning reference number is 15/00970/FUL.

Interested parties are advised to make their own planning related enquiries via the local planning authority, Wyre Borough Council (01253 891000).

Rating Assessment

The site and premises as a whole presently has a rateable value of £7,800. Individual plots will require new rating assessments based upon their proposed use and any new building constructed.

Interested parties should therefore make their own enquiries with the rating department of Wyre Borough Council (tel. 01253 891000).

Tenure

Freehold with the benefit of vacant possession.

Asking Price

Plot 1 – £325,000

Plot 2 – £65,000

Plot 3 – £95,000

Entire site and unit: £450,000

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for identification purposes only and should not be relied upon.

Legal costs

Each party to be responsible for their own legal costs incurred in the subject transaction.

Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building HM Government
 Certificate Reference Number:

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epc.



VAT

We understand that the purchase price will NOT be subject to VAT.

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. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden / Mark Clarkson

Email: hjh@eckersleyproperty.co.uk /

mac@eckersleyproperty.co.uk