

FOR SALE

UNIT 1
NAVIGATION WAY
FLEETWOOD
LANCASHIRE
FY7 6RS

- EXCELLENT OPPORTUNITY
- WAREHOUSE/ OFFICES WITH YARD
- EXCELLENT POSITION WITH PASSING TRADE
- WOULD SUIT VARIOUS USES STPP
- VIEWING ESSENTIAL

ASKING PRICE: OFFERS OVER £550,000 EXCLUSIVE



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

NAVIGATION WAY, FLEETWOOD

LOCATION

The unit is located in the Fylde Coast town of Fleetwood. The unit is located close to the town centre of Fleetwood and is easily accessed off the Amounderness Way. (A585)

To access the unit and Navigation Way proceed along either Sidings Road or Copse Road. The property can be seen by way of marketing board.

DESCRIPTION

Duxburys Commercial are pleased to have been instructed to market this warehouse unit with yard. The unit itself is located on Navigation Way which is accessed off Copse Road and Sidings Road. The accommodation comprises two bays with a total ground floor GIA 650 SQ M. The accommodation also benefits from a good eaves height, mezzanine storage and first floor offices. To the side/ rear is a gated yard providing excellent loading facilities and parking. The unit has gas heaters in the warehouse, central heating, 3 phase electricity, double glazing and roller shutter doors. Viewing is essential to appreciate the quality.

ACCOMMODATION

Total ground floor GIA: 650 SQ M
Mezzanine storage GIA: 59.8 SQ M
First floor mezzanine: 55.3 SQ M
Gated Yard

TOTAL GIA: 765.1 SQ M

(Please note all measurements are approximate).

BUSINESS RATES

2023 RV: £15,750

LEASE DETAILS

A new FRI lease is available with terms to be agreed via negotiation with the Landlord.

EPC

Energy Rating: D valid until March 2033
Certificate Number: 3863-0035-1961-4479-1260

LEGAL FEES

Each party is to be responsible for their own legal fees incurred during the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

TENURE

Freehold

PLANNING

A new FRI lease is available with terms to be agreed via negotiation with the Landlord

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: adam@duxburyscommercial.co.uk

Disclaimer/ Planning Disclaimer

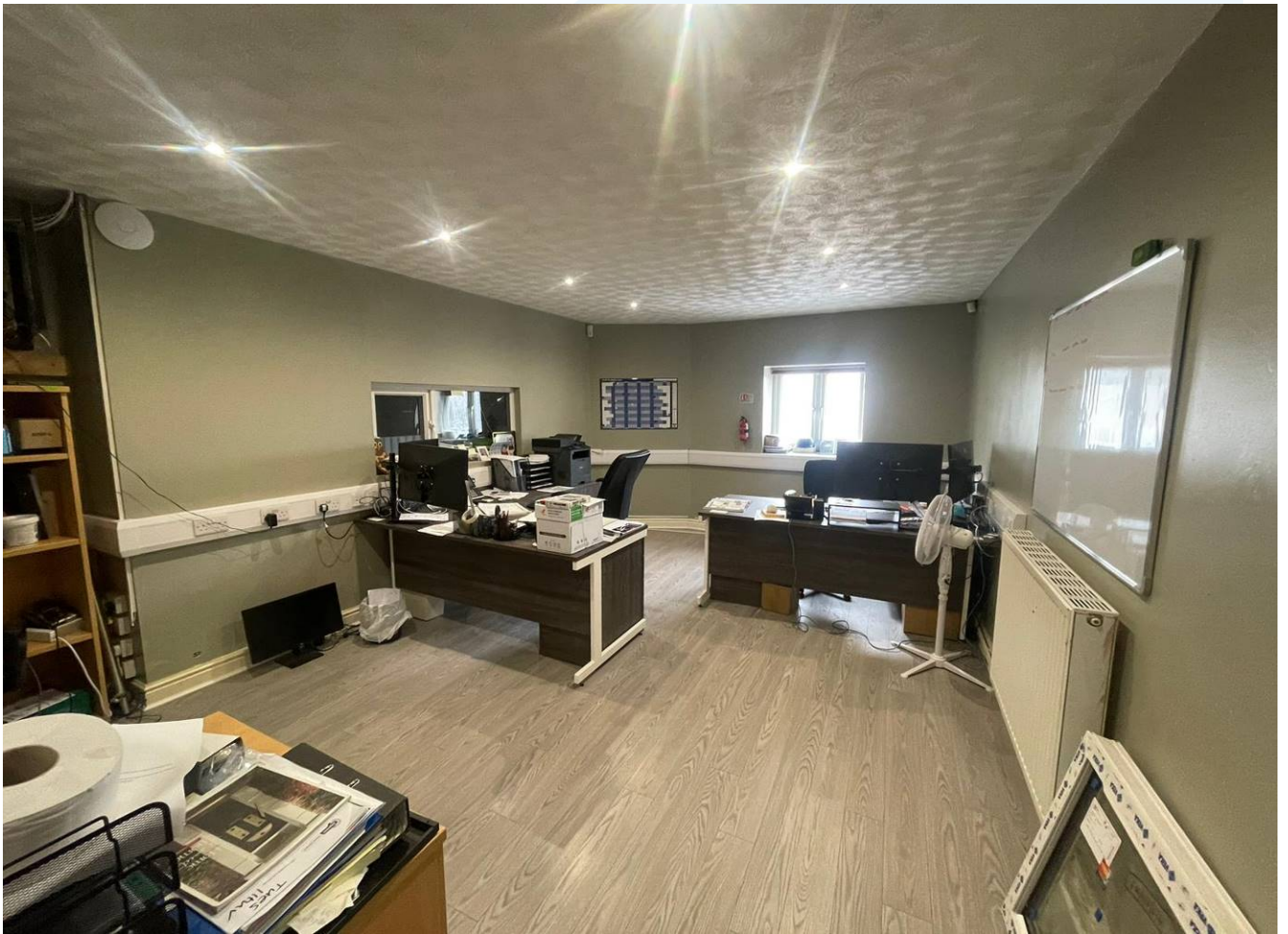
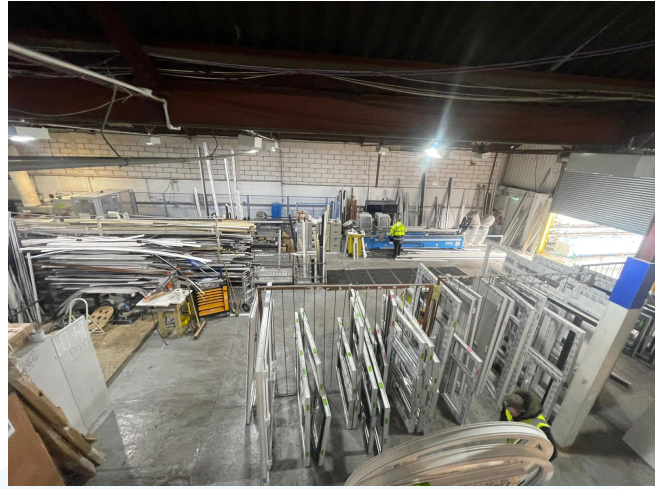
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, 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

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

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.



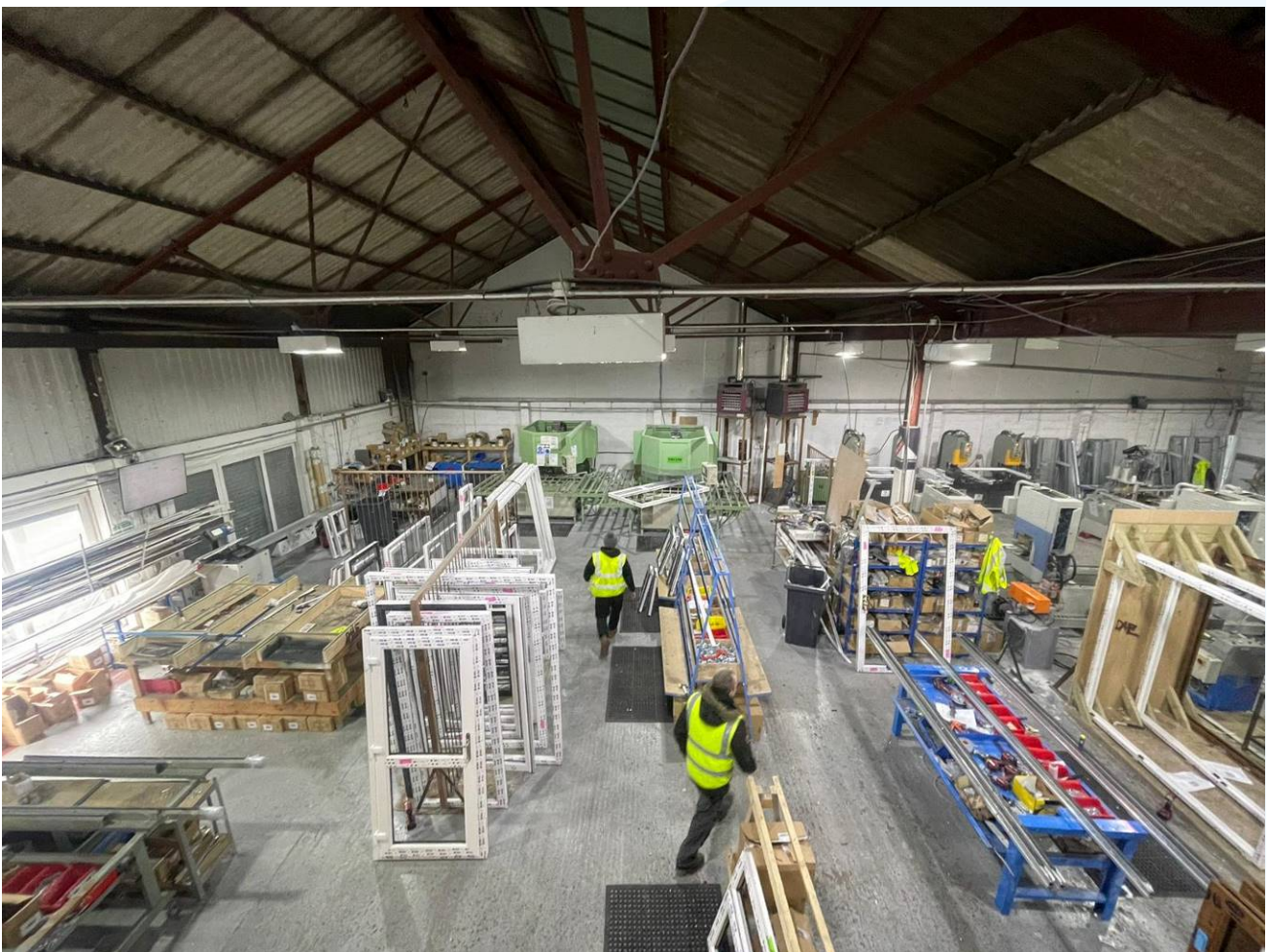


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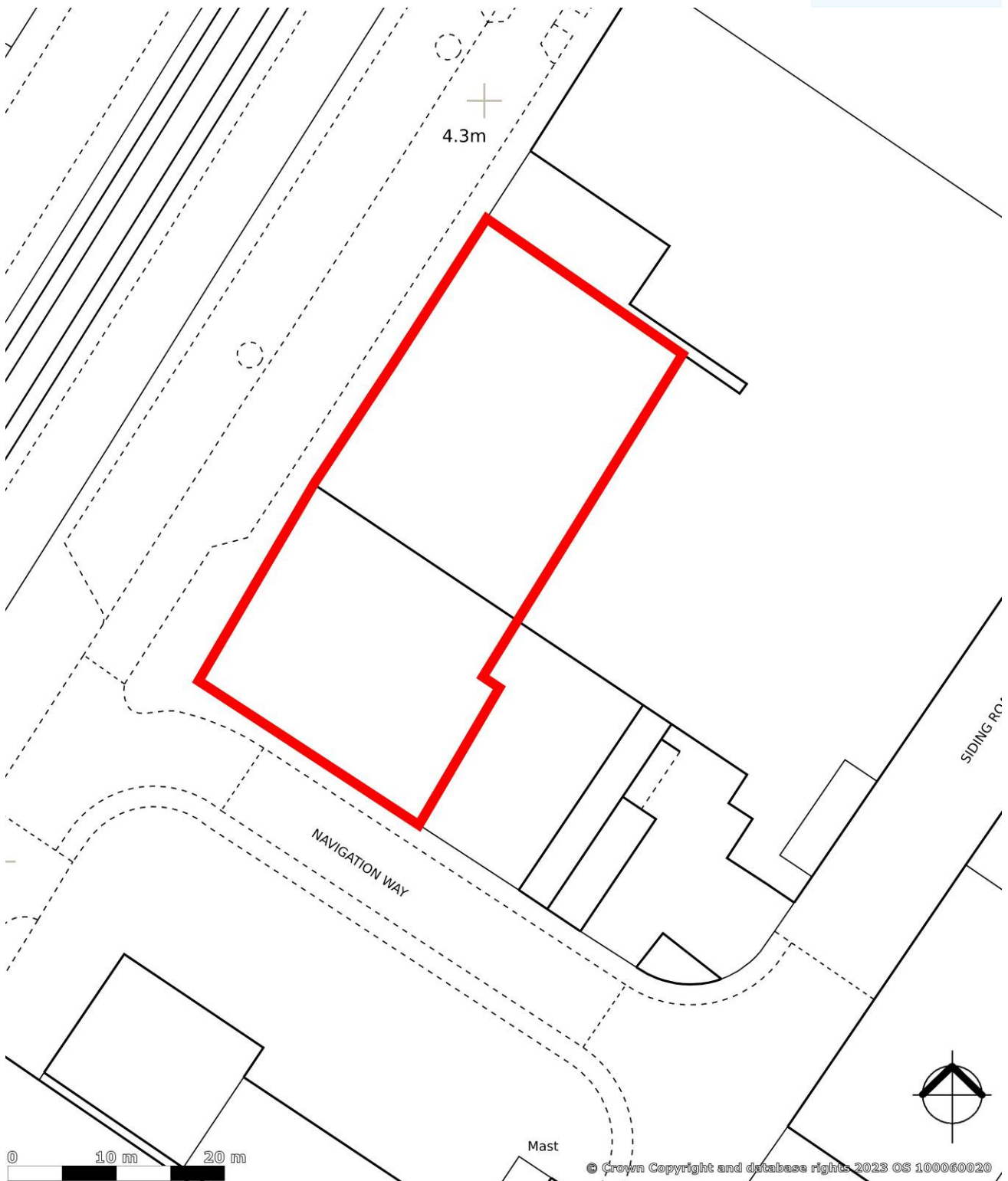


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