

# FOR LEASE

THE WORKS (PRESENTLY OCCUPIED BY  
SUPPLEMENT SOLUTIONS LIMITED)  
THE WEIND  
GREAT ECCLESTON  
LANCASHIRE  
PR3 0ZU

- WAREHOUSE, STORAGE & DISTRIBUTION BUILDING
- COUNTER SALES / CUSTOMER AREA
- GOOD QUALITY OFFICES & BOARDROOM
- TARMAC GATED CAR PARK WITH ACCESS FOR DELIVERIES AND VEHICLE TURNING
- ADDITIONAL STORAGE AREAS, KITCHEN AND WC's
- INTERNAL VIEWINGS ARE HIGHLY RECOMMENDED

**RENTAL: £24,950 PER ANNUM EXC**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

## LOCATION

The property is located in the centre of the desirable village of Great Eccleston, which offers a good selection of takeaways, eateries and independent businesses. The property is directly accessed off the main high street by turning into The Weind, proceed down and the entrance to the property can be seen on the left-hand side. On either side of the entrance into The Weind is Great Eccleston Dental Surgery and Courtyard Caffé.

The main high street of Great Eccleston (B5293) connects at both ends onto Garstang Road which provides access towards various areas of the Fylde Coast in one direction and in the opposite direction, towards St Michaels / Barton / Garstang and access towards the M55 and M6.

## DESCRIPTION

This is an excellent opportunity to lease a commercial building with car park, that offers a wealth of features:

- Open plan warehouse, storage and distribution space.
- Front counter sales entrance area.
- A selection of good quality office accommodation.
- A gated compound providing multiple car parking spaces, as well as vehicle turning area and loading / delivery options.
- Two electric roller shutter and steel security doors.
- The vast majority of the accommodation is found on the ground floor, but in addition to this, there is a mezzanine floor providing additional office accommodation.
- CCTV system.
- Fibre Broadband (Internet connection).
- To the far side of the building are additional external storage areas and car parking.
- The property is presented and decorated to a high standard.
- The building would suit another similar sales / office, storage and distribution use. But would also suit a variety of alternative uses subject to landlord and planning consent.

This property simply needs to be viewed internally, to be fully appreciated and viewings are available via request, (except on Wednesdays and Sundays).

## EPC

Energy rating: C / 66

Valid until: 29 October 2033

Certificate number: 7258-1314-7759-4831-9441

## ADDITIONAL PHOTOS

Can be seen overleaf.

## ACCOMMODATION

Main warehouse / storage / distribution area: 3000 Sq. ft

Additional areas that provide an initial counter sales area, storage, offices and kitchen: 540 Sq. ft

Mezzanine floor providing boardroom / office accommodation: 370 Sq. ft

**TOTAL COMBINED AREA: 3,910 SQ. FT**

## RATEABLE VALUE

We are informed that the premises are below the threshold for small business rate relief, therefore, small business that apply will not pay business rates within the premises. This is to be verified directly by any interested parties also.

## LEASE / LEGAL FEES

A new FRI lease is available with terms to be agreed. The incoming tenant may be responsible for the Landlords reasonable legal fees incurred in the transaction. Quote to be provided.

## 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.

## VAT

Disclaimer: prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 or 01772 280500 Option 1.

### 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:

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(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.

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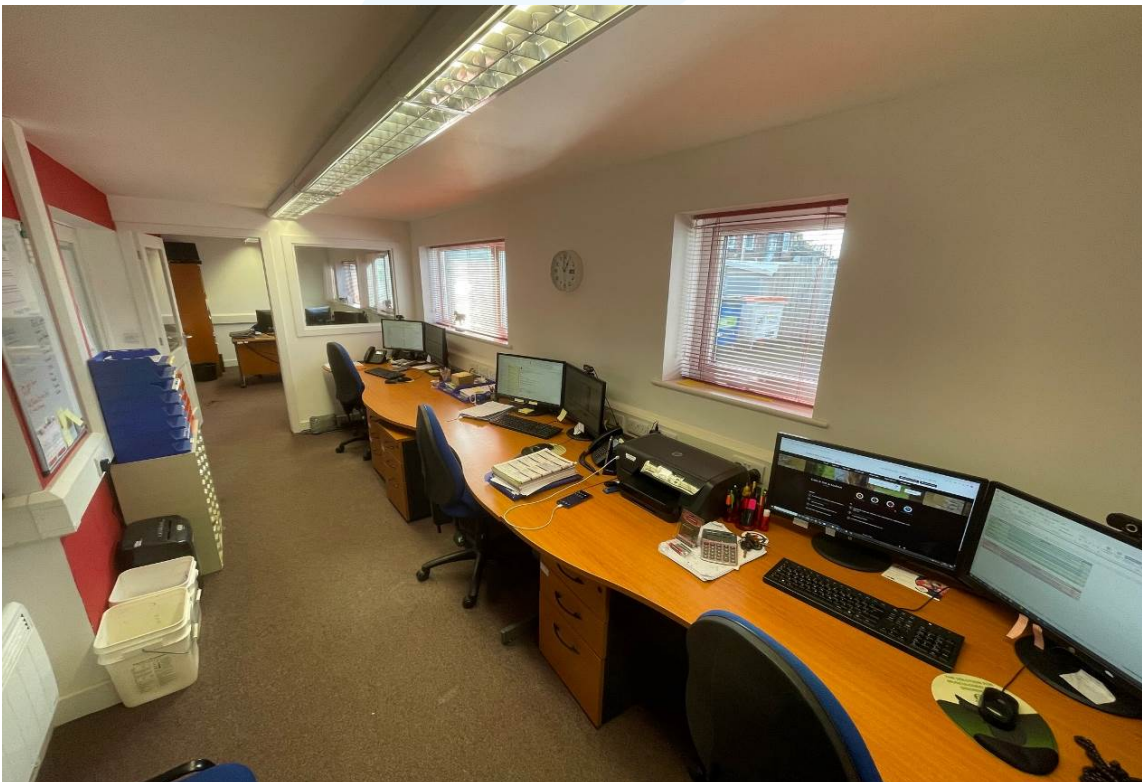
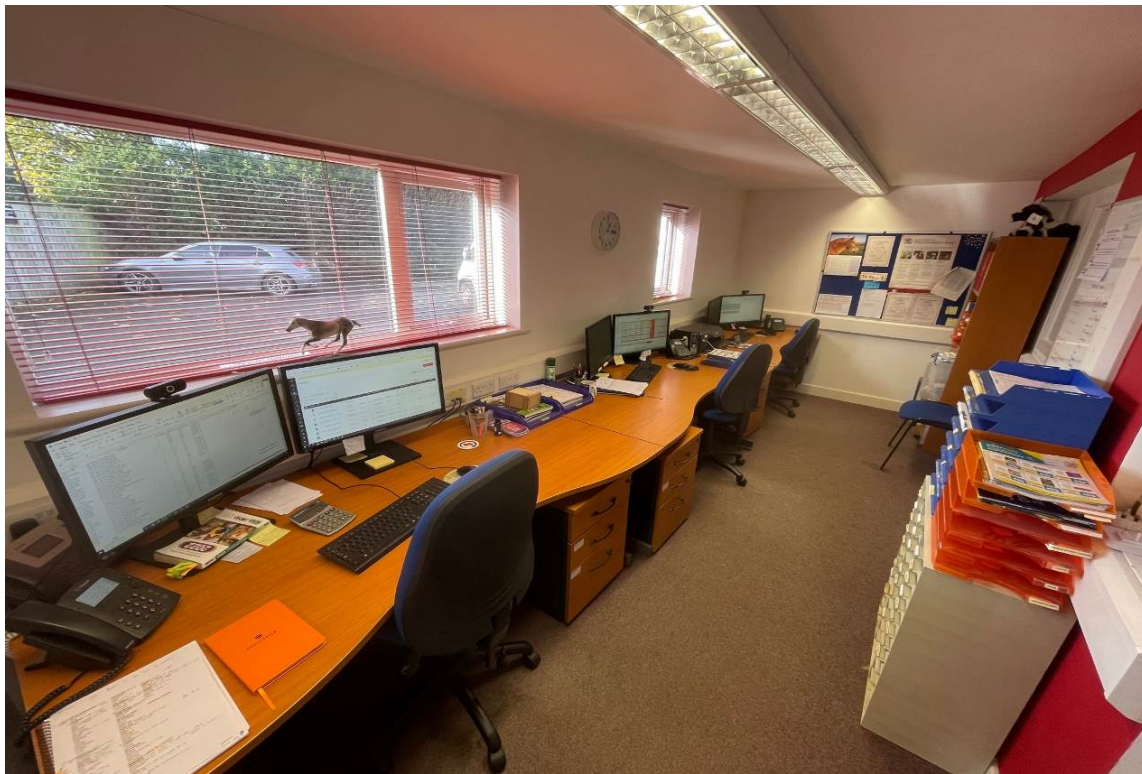




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