

FOR SALE

CONDITIONAL AND UNCONDITIONAL

INTEREST / OFFERS ARE INVITED AND TO BE CONSIDERED

FORMER THORNTON AMBULANCE
STATION
269 FLEETWOOD ROAD SOUTH
THORNTON CLEVELEYS
FY5 5EA

- FORMER AMBULANCE STATION AND SITE
- LOCATED IN THORNTON CLEVELEYS
- SITE MEASURES APPROX 0.49 ACRES
- GROSS AREA OF THE BUILDING c. 3,207 SQ FT
- WOULD SUIT A SIMILAR USE
- WOULD ALSO SUIT RE-DEVELOPMENT SUBJECT TO PLANNING CONSENT
- ALL INTEREST AND ENQUIRIES INVITED

ASKING PRICE: OFFERS OVER £380,000 (EXCLUSIVE)



Duxburys
Commercial

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FLEETWOOD RD SOUTH, THORNTON

DESCRIPTION

The subject property comprises of a single story primarily brick-built building, previously utilised as Thornton-Cleveleys Ambulance Station. The Ambulance Station is now closed and vacant. The building stands within a plot measuring approx. 0.49 acres. The building comprises an industrial / workshop type section in terms of garages / ambulance bays. The remainder of the accommodation providing office accommodation as well as male / female changing rooms, WCs and kitchen areas. We understand that the property benefits from a gas central heating system and air conditioning to some parts. Within the curtilage of the site, there is a section of hard surface and loose areas as well as undeveloped lawned areas.

LOCATION

This former ambulance station and site is situated fronting onto Fleetwood Road South (B5268), which is a main arterial route connecting Thornton town centre with the main five-ways roundabout at Amounderness Way and Norcross Lane. The plot itself runs alongside The Runriggs (road). Opposite the site frontage are open fields, to the rear are dense residential areas. Ease of commuting is available into Thornton and Cleveleys, with their wide array of shops and amenities.

SERVICES

We are informed that the building benefits from mains supply electricity and mains supply gas. Please note that no testing or services have been undertaken and all details should be verified independently.

ADDITIONAL PHOTOS & PLAN

Can be seen overleaf.

EPC / VAT

Rating: D. Expiry: 26th June 2033. Certificate no: 8199-2101-5036-2782-5216. Disclaimer: prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

TENURE

We are informed the property is held Freehold in accordance with land registry title plan LA739871.

VIEWINGS

Via Duxburys Commercial on 01253 316919 Option 1 or Email: adam@duxburyscommercial.co.uk

ACCOMMODATION

Ground floor GIA:

Vehicles Bay: 200 sq m / 2,150 sq ft
Max width 23.8m x max depth 7.3m

Main Building: 98 sq m / 1,054 sq ft

Comprising Offices, Entrance hallway, Staff breakout and Kitchen, Storage, Ladies & Gents WC's

Combined space: 298 sq m / 3,207 sq ft
Total site area: 0.49 acres

PLANNING / RATEABLE VALUE

Use class: Sui Generis (ambulance station). All planning enquiries should go direct to the local planning department, however. RV (2023): £13,750 pa. This is not the amount you pay but it is used to calculate the rates payable.

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.

OVERAGE PROVISION / ANTI EMBARRASSMENT CLAUSE

An Overage Provision and/or Anti Embarrassment Clause will be applicable to a sale. Further details to be confirmed in due course.

SELLING AGENTS FEE

The buyer is to be responsible for the selling agent's commission selling fee. Details to be confirmed and to form part of the sale memorandum and sale contract.

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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ABOVE – Red Line Plan - for guidance purposes only.

BELOW - ADDITIONAL PHOTOS: Can be viewed overleaf.

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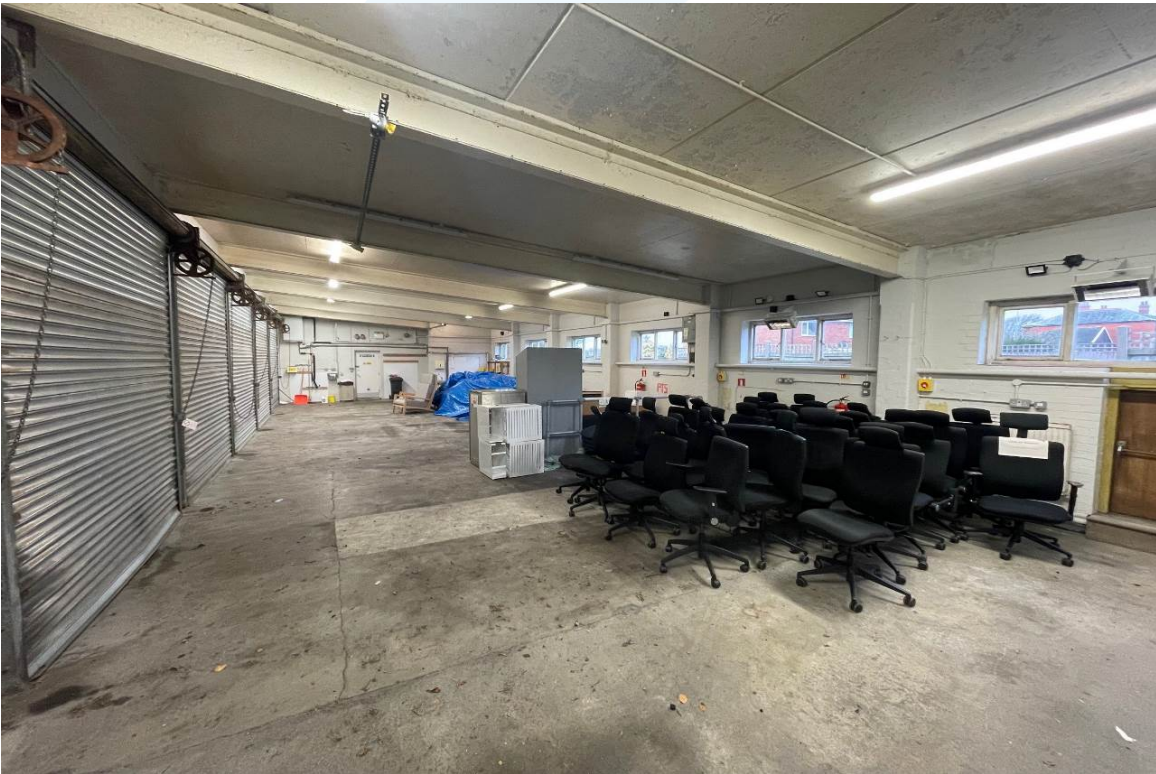


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