

TO LET

AVAILABLE 1st APRIL 2024

UNIT 1
STANLEY BANK FARM
SINGLETON ROAD
WEETON
PRESTON
PR4 3PA

- PROMINENTLY POSITIONED UNIT FRONTING THE MAIN ROAD
- PORTAL FRAME CONSTRUCTION WITH ASBESTOS ELEVATIONS AND ROOF WITH TRANSLUCENT ROOF LIGHTS
- ROLLER SHUTTER DOOR FOR LOADING
- THREE-PHASE ELECTRICITY
- WC AND KITCHENETTE
- EAVES HEIGHT APPROXIMATELY 5.8 METERS WITH THE HIGHEST POINT OF THE ROOF AT 7.8 METERS
- GIA 419.48 SQ. M / 4515 SQ. FT
- LOADING AND CAR PARKING TO THE FRONT AND SIDE

RENTAL: £22,575 PER ANNUM EXCLUSIVE



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

SINGLETON ROAD, WEETON

LOCATION

The unit is located on Stanley Bank Farm in the village of Weeton. The location provides ease of commuting to surrounding villages to include Singleton, Plumpton and Blackpool town centre. Weeton is located within close proximity to the M55 motorway linking to the M6.

The unit occupies a good position on the estate with access from the main route through gates onto the estate.

DESCRIPTION

The unit has a GIA of approximately 419.48 sq. m.

The unit benefits from being located in an excellent position fronting the main road and benefits from good eaves height with a roller shutter door, three-phase electricity and good car parking and loading to the front and side of the unit.

ACCOMMODATION

GIA: 419.48 sq. m

Eaves height: 5.8 meters

Loading door height: 5 meters

Externally: car parking to the front and side

LEASE / LEGAL COSTS

A new effective FRI lease is available with terms to be negotiated. The incoming tenant is to be responsible for the landlord's reasonable legal fees incurred in the transaction. Quote to be provided.

ADDITIONAL PHOTOS

Can be seen to the later pages of this brochure.

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.

RATEABLE VALUE

2023 RV: £5,600 pa.

This is not the amount payable but the amount used to calculate rates payable. Small business rate relief may be available to qualifying tenants. Contact Fylde Council for further details.

EPC RATING

EPC Rating: Details to be confirmed.

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.

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.



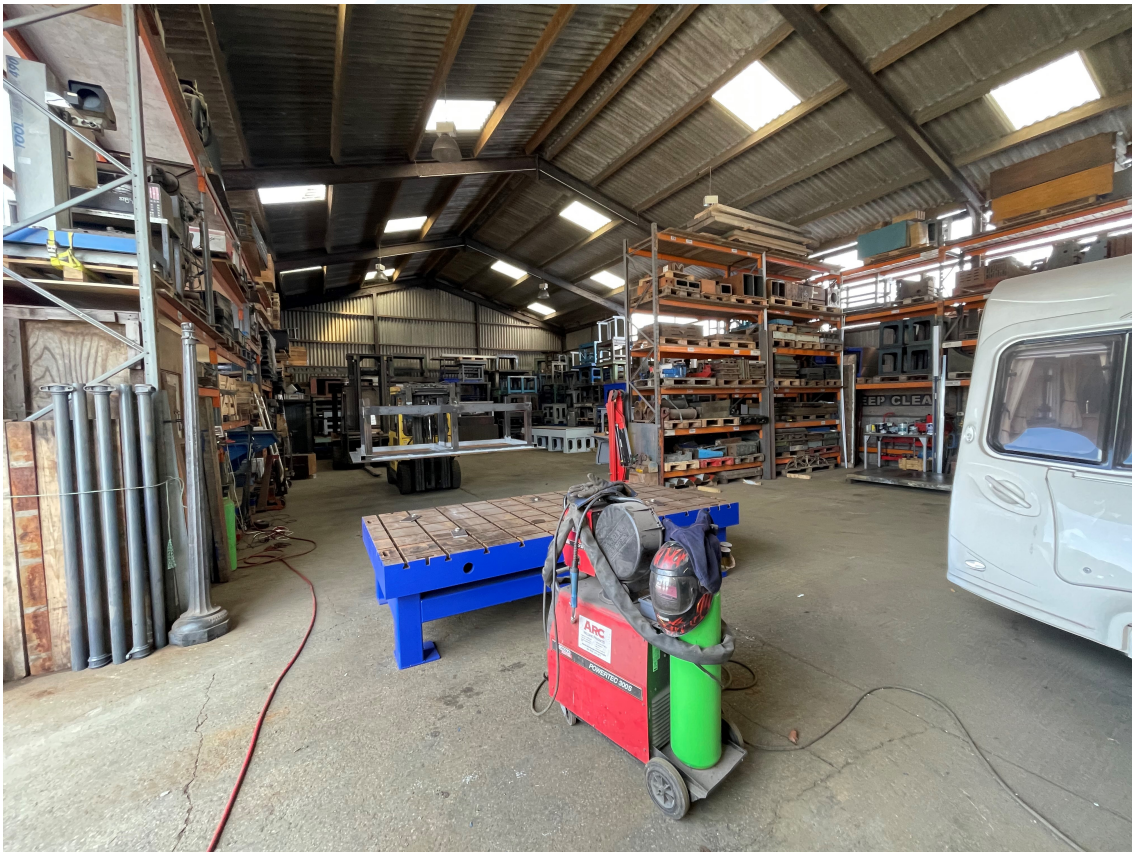


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