

FOR SALE

LIGHT INDUSTRIAL / WORKSHOP
BUILDING
RED MARSH INDUSTRIAL ESTATE
RED MARSH DRIVE
THORNTON-CLEVELEYS
FY5 4HR

- LIGHT INDUSTRIAL / WORKSHOP BUILDING
- VACANT AND READY FOR USE
- OPEN PLAN BUILDING
- CAR PARKING / SPACE FOR LOADING TO THE FRONT
- PREVIOUSLY OCCUPIED BY AN ENGINEERING BUSINESS
- WOULD SUIT A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- INTERNAL VIEWING IS HIGHLY RECOMMENDED

ASKING PRICE: OFFERS OVER - £190,000



Duxburys
Commercial

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

RED MARSH INDUSTRIAL ESTATE

DESCRIPTION

Internal viewings are essential to appreciate the building on offer:

- Open plan workshop/business space
- Excellent vehicle access door to the front
- Mezzanine office to the rear of the unit
- Includes a WC with wash hand basin
- Pedestrian access to a rear external area
- Eaves height is approximately 4.3 meters

LOCATION

This light industrial / workshop / business unit occupies a prime trading location and convenient position on Red Marsh Drive. This is on the popular Red Marsh Industrial Estate. Ease of commuting is available into Thornton town centre with its array of shops and amenities.

ACCOMMODATION

Workshop/business space

Main open plan area 2,150 Sq Ft
Plus mezzanine office 140 Sq Ft

Vehicle access / loading door to the front measuring approximately: Height 4m x Width 3.7m

Eaves height approx. 4.3m

To the rear of the property is an external area, internally accessed via a pedestrian door and measuring approximately 10.5 Sq m

To the front of the property is vehicle access for loadings and/or car parking spaces.

EPC

EPC Rating: To be confirmed.

RATEABLE VALUE

Rateable Value: £8,500 pa (April 2023)

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 Wyre Council for further details.

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. To be verified.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 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;

(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.

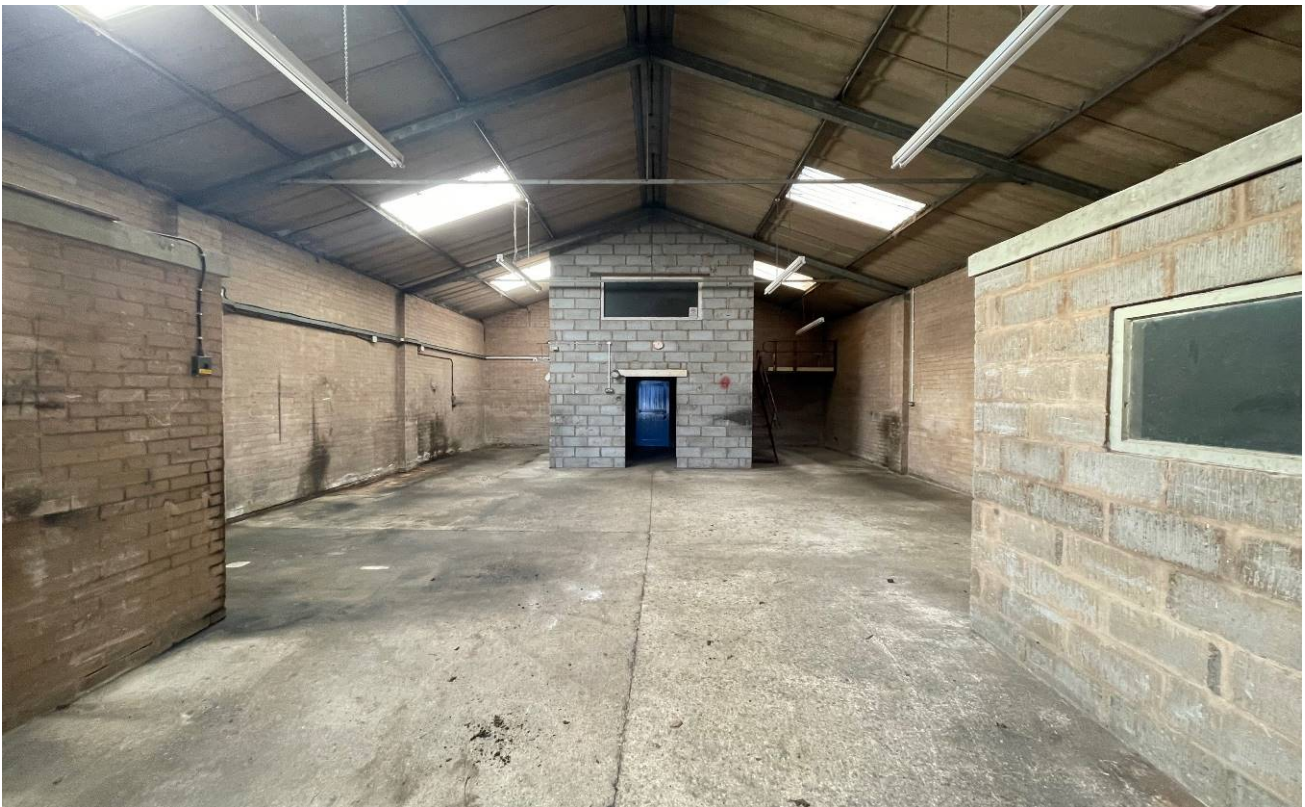
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(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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