

# FOR SALE

UNITS 3, 4 & 5 CAMPBELLS COURT  
LORD STREET  
ST. ANNES  
LANCASHIRE  
FY8 2DF

- A RARE OPPORTUNITY TO PURCHASE STORAGE / WORKSHOP UNITS IN ST ANNES
- IDEALLY LOCATED ON LORD STREET, JUST OFF ST. DAVID'S ROAD NORTH
- MODERNISED UNITS
- SHUTTER DOORS FOR SECURITY
- ELECTRIC SUPPLY
- IDEAL FOR OWNER OCCUPATION OR TO BE LET OUT TO PRODUCE A RENTAL INCOME

**GUIDE PRICE: OFFERS OVER £185,000 + BUYERS FEE\***



**Duxburys**  
Commercial

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# LORD STREET, ST ANNES

## LOCATION

The units are located within a cul-de-sac, on Lord Street, which is directly accessed off St David's Road North in St Annes. The surrounding areas comprise other commercial buildings/units and dense residential areas. Ease of access is available into the town centre.

## DESCRIPTION

Duxburys Commercial are delighted to bring to the market this run of 3 / 4 no. units:

- 3 / 4 no. Lock Up / Storage / Workshop units
- Refurbished and re-wired by the present owner.
- Each unit has its own electric supply
- One unit has main gas.
- Can be used as a smaller number of larger units if required.
- Can be let out to produce a rental income.
- Ideally located within a cul-de-sac located.
- Additional commercial units nearby.
- Dense surrounding residential areas.

Internal viewing is highly recommended and available by appointment.

## ACCOMMODATION

### Unit 3:

7.2m x 7.2m = 51.8 sq m

### Unit 4a:

6.9m x 6.6m = 45.5 sq m

### Unit 4:

7.0m x 8.3m = 58.1 sq m

Plus, Office: 4.5 sq m

### Unit 5:

4.2m x 6.8m = 28.6 sq m

Plus, Kitchen/Store: 3.1 sq m

WC/WHB

**Total combined GIA:** 192 SQ M / 2,066 SQ FT (approx.)

## TENURE

TBC

## EPC RATING

To be confirmed.

## ADDITIONAL IMAGES

Can be viewed to the back page of the brochure.

## RATEABLE VALUE(S)

To be confirmed.

## BUYERS FEE\*

This transaction is subject to a buyers fee of 2% + VAT of the contract sale price

## VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 or email:

[adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

## VAT

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

### 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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