

# FOR SALE

## EXCELLENT WORKSHOP / WAREHOUSE BUILDING, PRESENTLY USED FOR MOTOR BODY REPAIRS

R/O 20 BYRON STREET  
FLEETWOOD  
FY7 6RQ

- MOTOR BODY / VEHICLE REPAIRS BUILDING
- OPEN PLAN WORKSHOP SPACE & OFFICES
- MAIN BAY WITH VEHICLE ACCESS LEADING INTO SECOND BAY
- ADDITIONAL OFFICE & STORAGE SPACE
- THE BUILDING COULD CONTINUE TO BE USED FOR ITS PRESENT USE
- A VARIETY OF ALTERNATIVE USES ALSO AVAILABLE WITHIN THIS FLEXIBLE SPACE
- INTERNAL VIEWINGS HIGHLY RECOMMENDED BY APPOINTMENT

**ASKING PRICE: "OFFERS OVER" £175,000 EXC.**



**Duxburys**  
Commercial

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

# BYRON STREET, FLEETWOOD

## LOCATION

This motor body (vehicle) repairs premises occupies a location within a dense residential area of Fleetwood. It is located to the rear of No. 20 Byron Street, with Byron Street itself being accessed off Promenade Road which connects onto Mount Road and also the Esplanade. The Esplanade is the main coastal road providing access to a variety of areas around Fleetwood. The Mount Pavilion Gardens and variety of Promenade facilities and attractions are within walking distance. Ease of access is available to local shops and amenities nearby and also towards the main high street of Fleetwood

## DESCRIPTION

This motor body / vehicle repair premises comprises: -

- Main open plan bay providing workshop / industrial space
- Additional second bay
- Office and storage accommodation
- To the first floor there is additional storage / office space also providing a WC and wash hand basin
- In relation to the main bay there is a vehicle access door and additional pedestrian doors to the building itself
- The building itself is accessed via an access road off Byron Street, providing vehicle and pedestrian access
- The building itself could be used again for its present use in terms of motor body repairs. The building also provides flexibility in terms of future uses.

Internal viewings are highly essential to appreciate the extent of accommodation on offer.

## ACCOMMODATION

### Ground Floor

Main Bay: 8.8M x 14.6M = 130 SQ M / 1,400 SQ FT (vehicle access door)

Bay 2: 26 SQ M / 280 SQ FT

Office / Storage: 27.3 SQ M / 294 SQ FT

### First Floor

Storage / Office Space (inc WC and wash hand basin)  
60 SQ M / 645 SQ FT

**Total Area: 243.3 SQ M / 2,619 SQ FT**

## TENURE

The property is held Freehold, Title Number LAN19448

## RATEABLE VALUE

Current RV: £6,900

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 information

## EPC

TBC

## 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

Prices quoted are excluding VAT but may be subject to VAT at the prevailing rate

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email:

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

## ADDITIONAL PHOTOS

Can be seen overleaf.

### 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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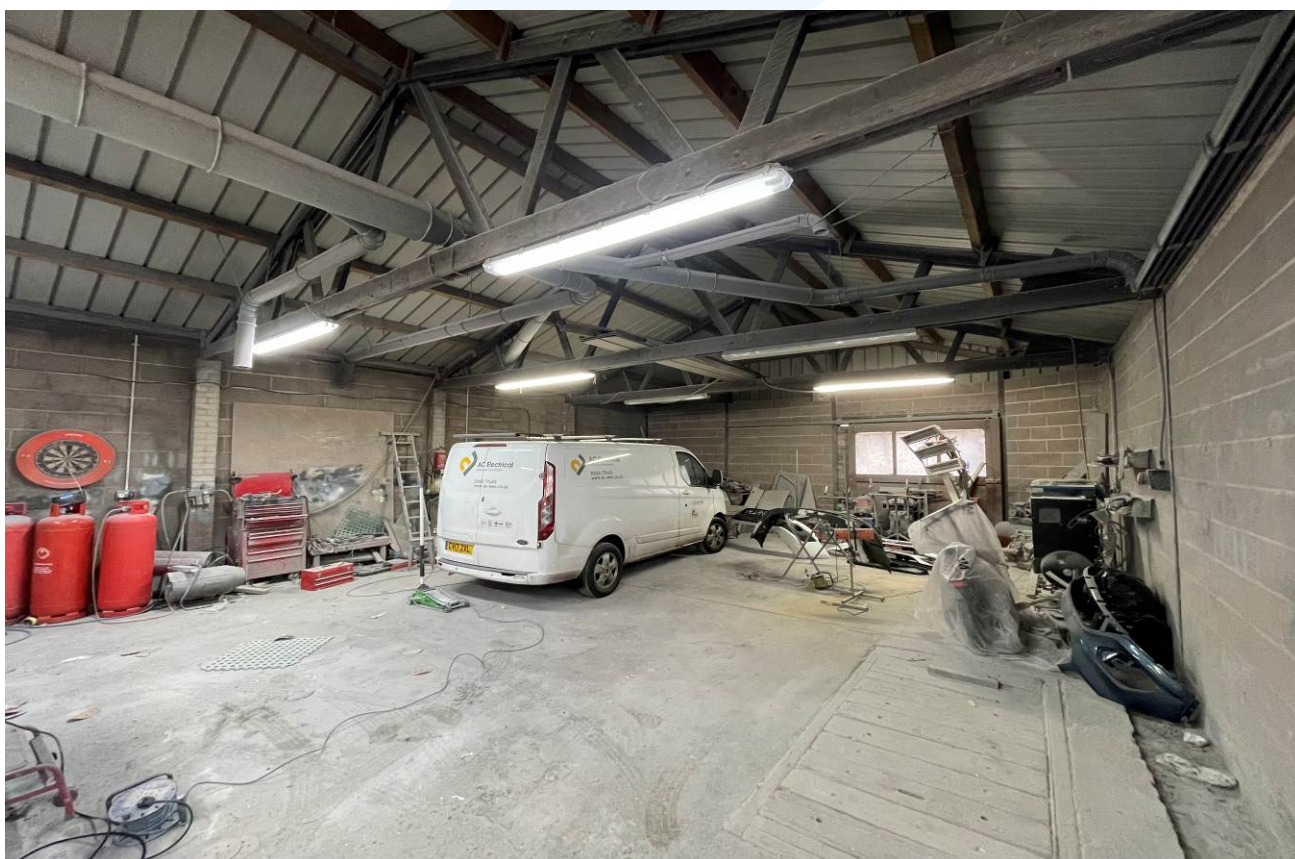
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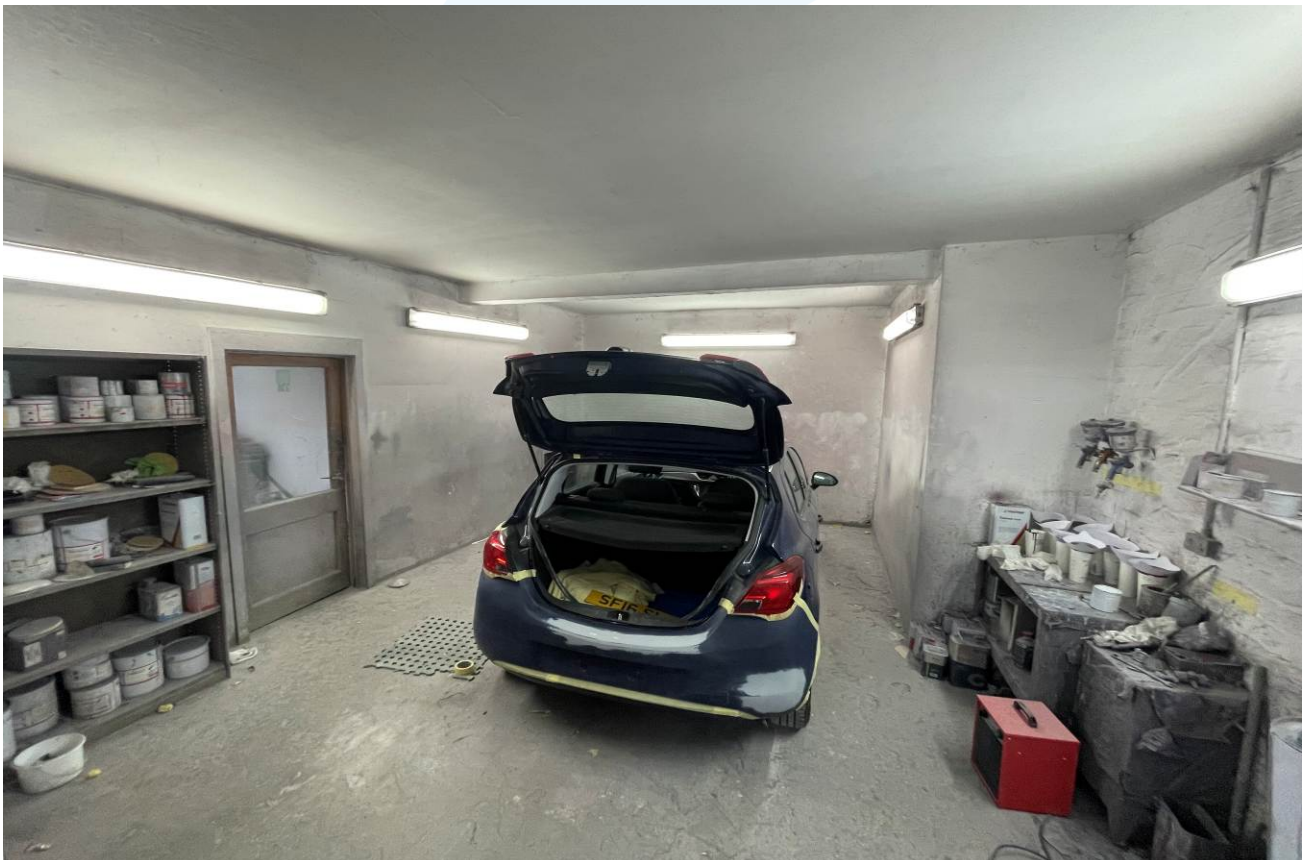
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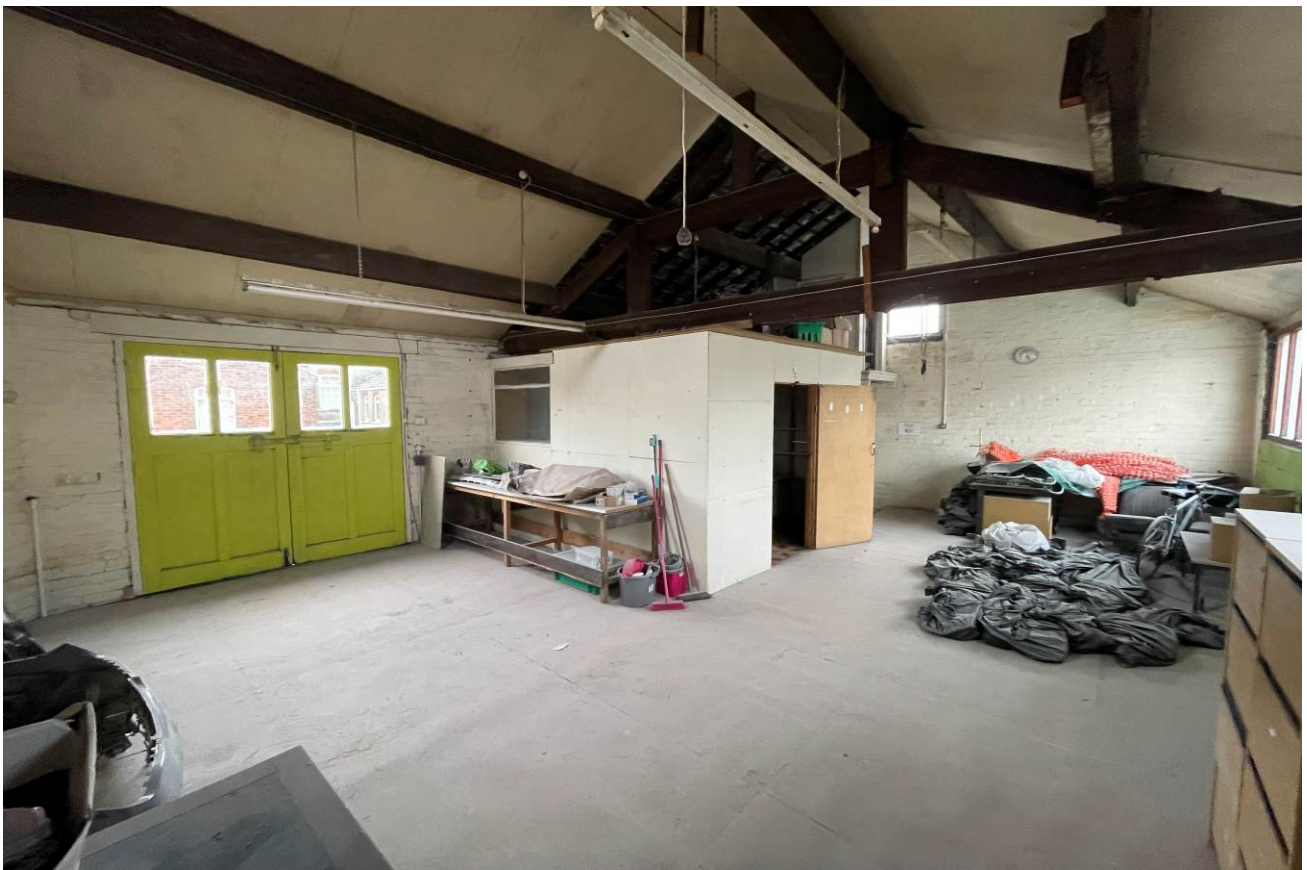
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