

Preliminary Particulars

TO LET

**Warehouse/Office And
Retail/Showroom Units**

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Granite House, Greaves Hall Avenue East, Banks, West Lancashire PR9 8SR

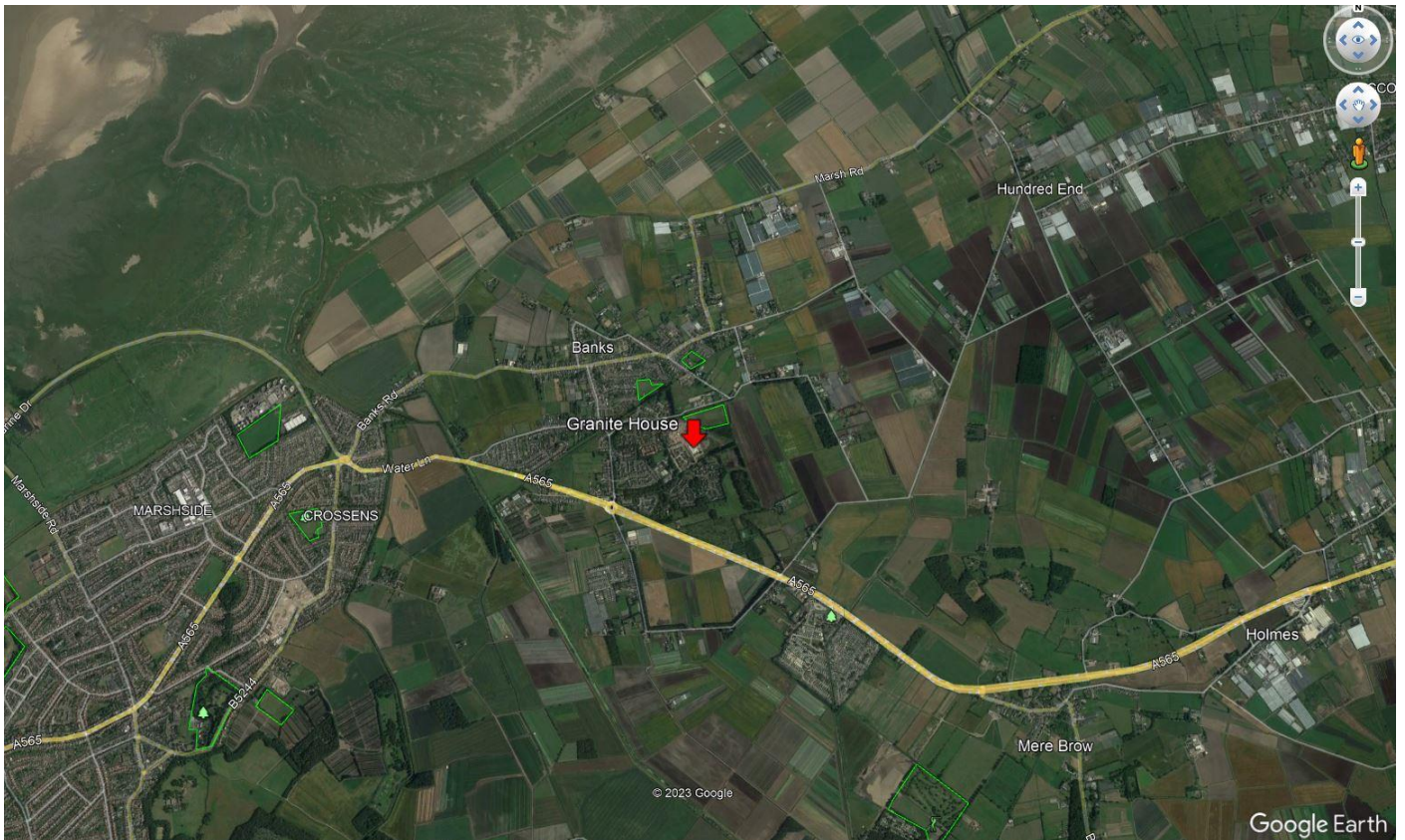
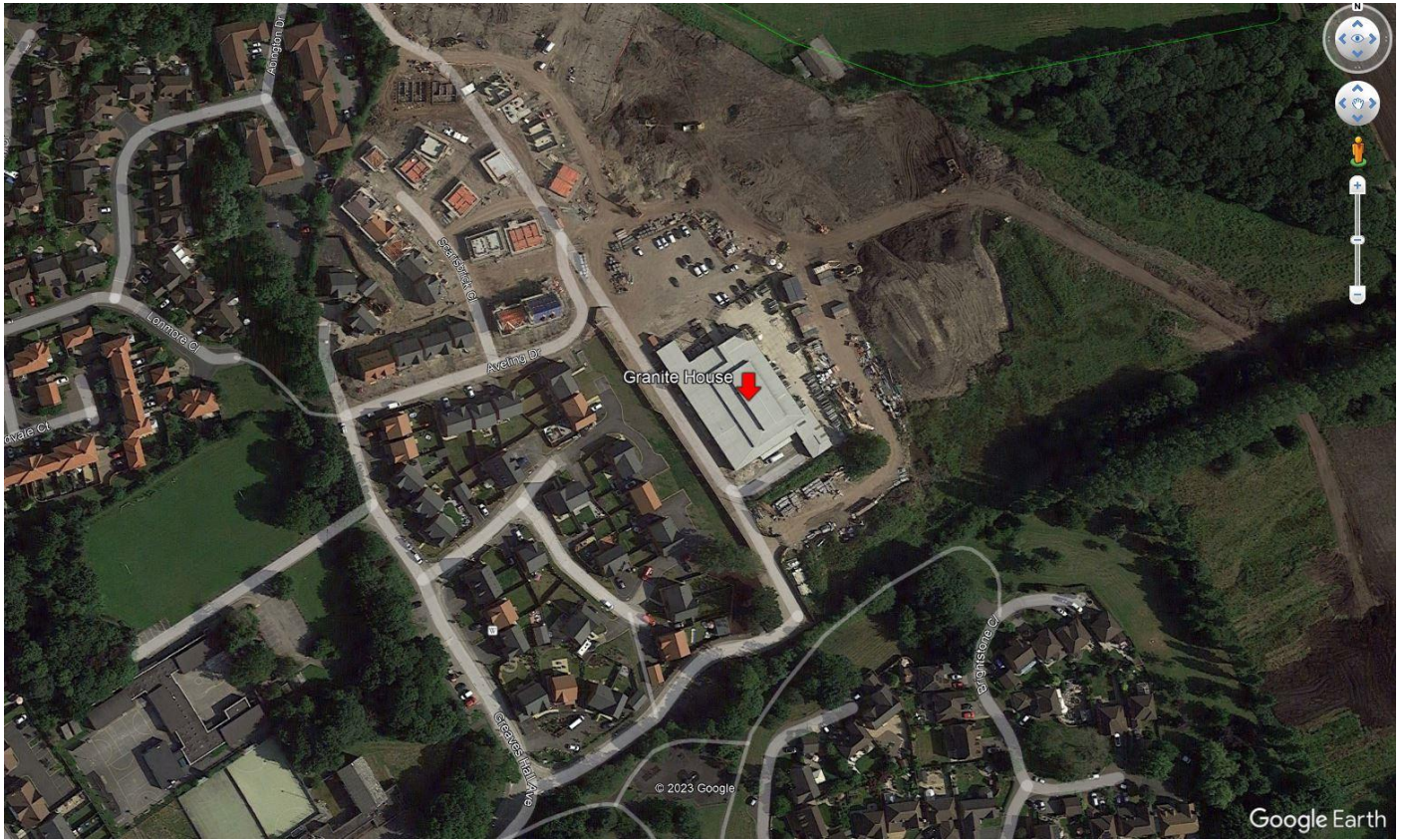


- **Preliminary Particulars.**
- **9 self-contained units currently under refurbishment approaching practical completion.**
- **Warehouse units, Self-Contained offices and former Retail/Showroom.**
- **Warehouse Self-contained units with their own WCs, separate utility metering.**
- **Estimated availability from summer 2023.**



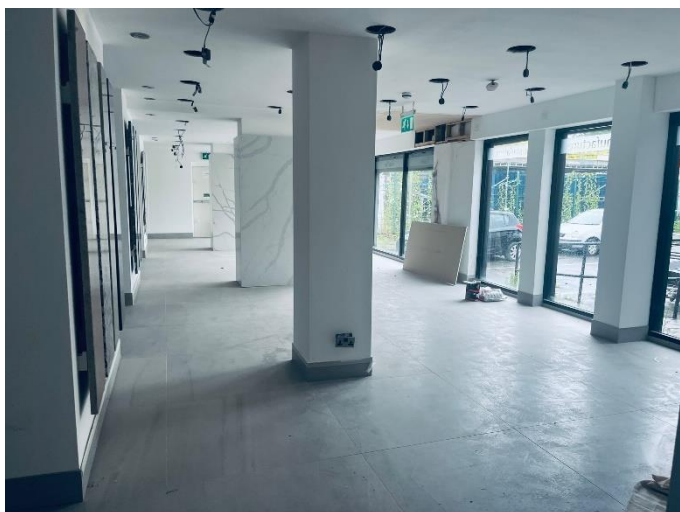
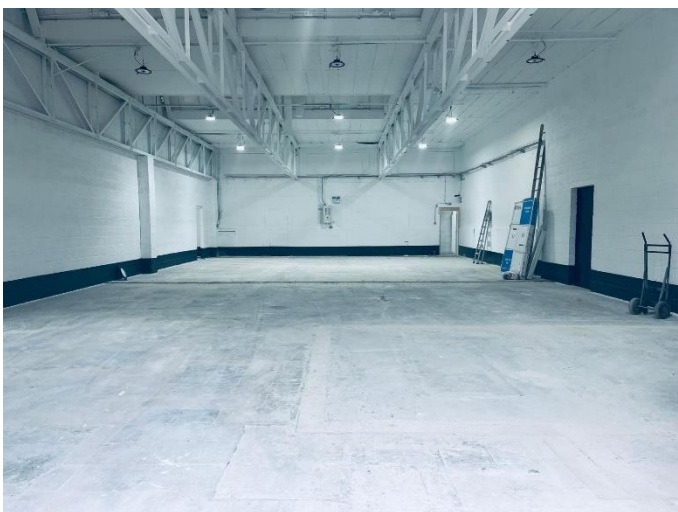
**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

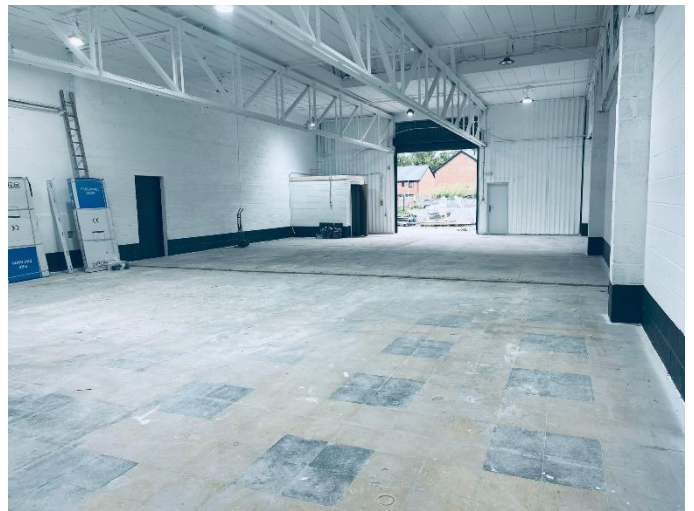
Location: Granite House is the site of the Former Old Laundry at Greaves Hall, situated to the rear of the residential development of Greaves Hall Avenue East, Banks, West Lancashire, PR9 8SR, approximately 5 miles from Southport and 14 miles from Preston, as indicated on our aerial image overleaf.



Description: The property has been extensively refurbished and is approaching practical completion and will provide a number of self-contained warehouse units, together with two self contained office units and an attractive former showroom/retail unit (within unit 1).







Rental:

Unit 1: Retail/Showroom Area -	£14,795 per annum exclusive
Unit 2: Warehouse -	LET
Unit 3: Store:	LET
Unit 4: Workshop and Offices:	LET
Unit 5: Self-contained Office -	£8,750 per annum exclusive
Unit 6: Warehouse -	LET
Unit 7: Warehouse -	LET
Unit 8: Warehouse -	LET
Unit 9: Warehouse -	LET

Accommodation: Floor plan overleaf, not to scale and for indicative purposes.

Unit 1: Retail/Showroom -	1,627 sq.ft. GIA approx. (previously retail showroom for Granite House)
Unit 2: Warehouse -	1,995 sq.ft. GIA approx / LET
Unit 3: Store -	387 sq.ft. GIA approx / LET
Unit 4: Workshop and Offices -	1,864 sq.ft. GIA approx / LET
Unit 5: Self-contained Office -	971 sq.ft. GIA approx.
Unit 6: Warehouse -	1,664 sq.ft. GIA approx. / LET
Unit 7: Warehouse -	2,657 sq.ft. GIA approx. / LET
Unit 8: Warehouse -	2,860 sq.ft. GIA approx. / LET
Unit 9: Warehouse	3,008 sq.ft GIA approx / LET

Terms: The property is available by way of a new lease on terms to be agreed.

The lease will be drawn on an Internal Repairing and Insuring basis, whereby the tenant will be responsible for all internal repairs, maintenance of roller shutter, pedestrian doors, WC facility, etc. and will be obligated to return the unit as to the condition it was taken, as documented at lease commencement.

References and a deposit at a minimum of one month and a rental in advance would be required.

We understand each unit is separately metered for electricity and water

Electrical Safety Certification: The landlord will provide appropriate Electrical Safety Certification on lease completion.

Hours of Use: We understand there are currently no restrictions on hours of use.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

External Areas: Each unit would have dedicated parking areas.

Please note, external storage would be prohibited.

VAT: We understand VAT would not apply to the quoting rental.

Legal: Each party is to be responsible for their own legal costs.

Business Rates: Where applicable, the tenant would be responsible for the payment of business rates.

The units are currently being reassessed.

EPC: A copy of the EPCs will be available on request & on completion of the works.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.



Details Prepared 05 December 2023

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