

FOR SALE

Warehouse / Office Investment

Guide price: £625,000 plus VAT

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

1a Prestwood Place, Skelmersdale WN8 9QE



- Detached office and warehouse facility.
- Within an enclosed yard with plentiful on-site car parking.
- Approximately 13,090 square feet GIA on a total site of approximately 0.8 acre - subject to confirmation with the deeds.
- Sold subject to the existing tenancy at a concessionary rental of £36,000 per annum.
- Lease expiry July 2026 - lease granted outside the Landlord and Tenant Act.
- Just off Junction 5 of the M58 motorway Freehold.



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Location: 1A Prestwood Place occupies a prominent position to Prestwood Place, off Prescott Road, which in turn links to Junction 5 of the M58 motorway and thereafter connects to Junction 26 of the M6 motorway and the national motorway network.

The subject property is identified in aerial imagery below.



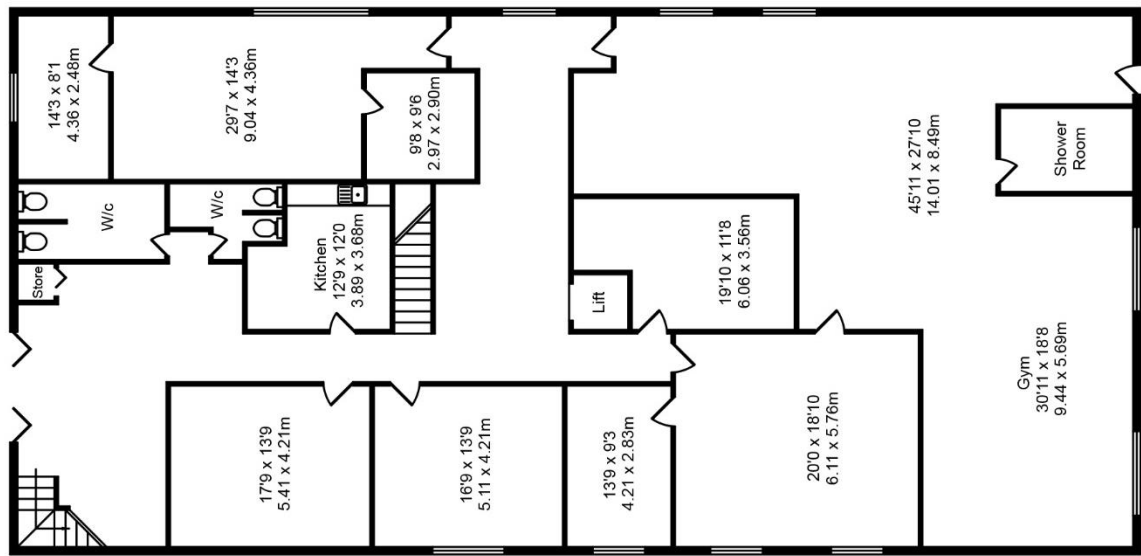
Description: The property consists of a detached warehouse unit with an enclosed site, offering plentiful yard and parking areas and internally comprises well-appointed offices to the ground and first floors, together with warehouse and storage facilities to the rear.

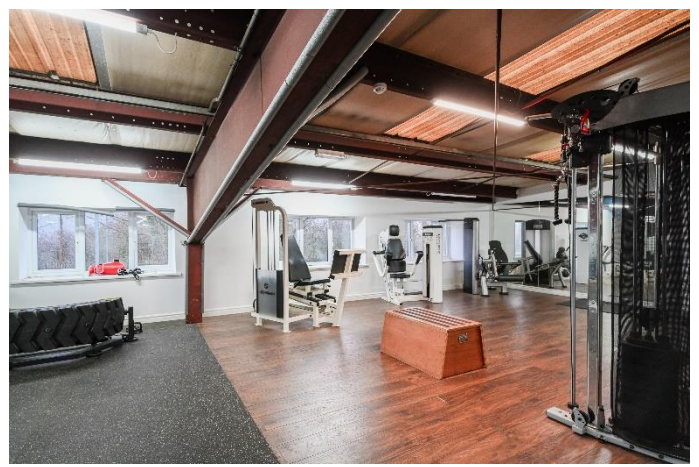


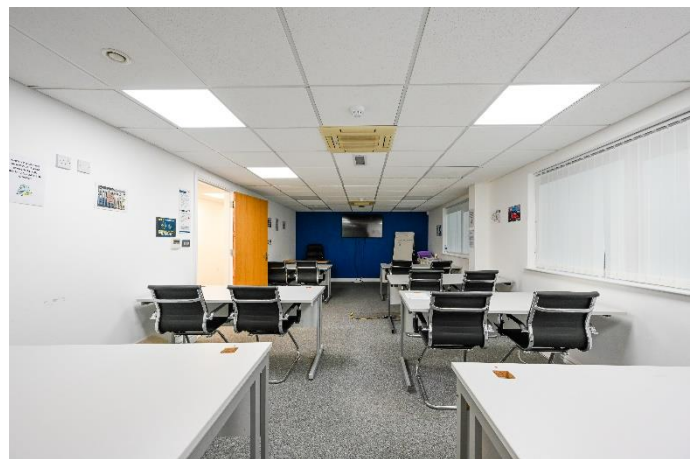
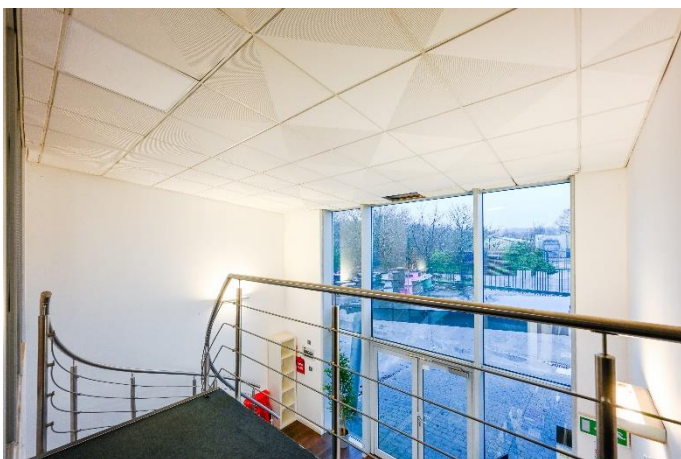
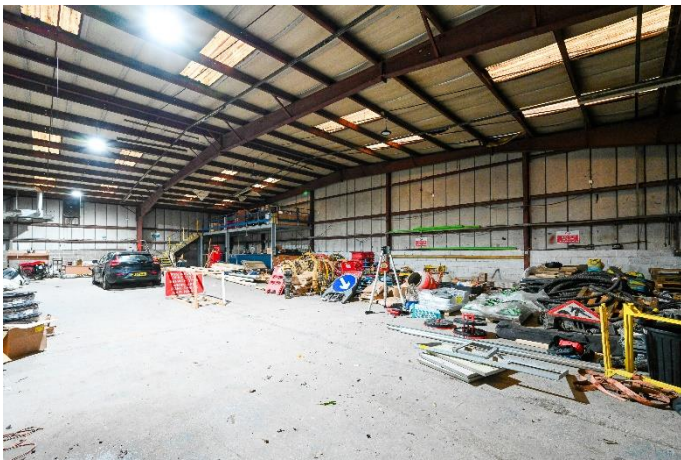
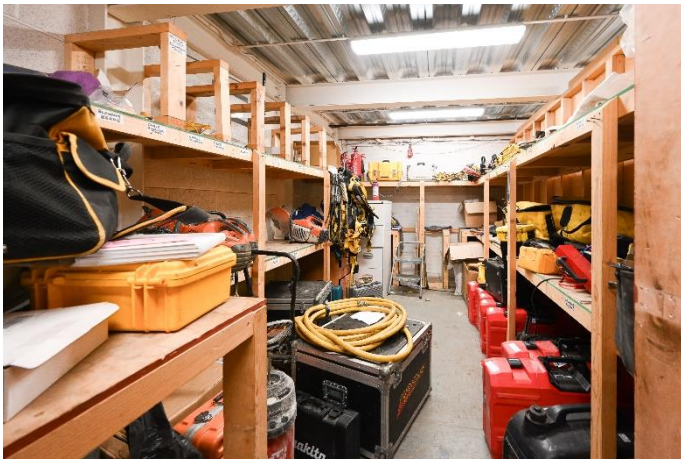
Accommodation: Floor plan below, not to scale and provided for indicative purposes only.

The property extends to approximately 13,090 square feet GIA on a total site area, subject to confirmation with the Deeds, of approximately 0.8 acre.

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only







Tenancies: The property is let at a concessionary rental of £36,000 per annum plus VAT.

This lease expires in July 2026 and is granted outside the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II. A copy of the occupational lease is available on request.

Tenure: The property is held freehold.

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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.

VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

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

Business Rates: From the April 2023 Valuation List, the property is listed as having a Rateable Value of £36,500.

EPC: A copy of the EPC is available on request.

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

Details Prepared 20 December 2023

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.