

FOR SALE / TO LET

Storage Yard & Detached
Warehouse

Rental: £24,000 per annum

Offers In Excess of: £260,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Storage Yard and Warehouse off Powderworks Lane, off Prescott Road, Melling L31 1AU



- Storage Yard Extending to Approximately 0.3 acres.
- Detached Warehouse Extending to Approximately 90 sqm (968 sqft) GEA.
- Enclosed to the Perimeter By Way of Palisade Fencing.
- No VAT on Rental.
- Rare Storage Yard and Warehouse Opportunity.
- Outline planning application for the erection of two semi-detached dwellings following the demolition of existing workshop/warehouse building (now expired).
- Connected to mains water.
- Phase 3 electricity supply.



Fitton Estates, Hoghton Place, 47 Hoghton St,
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Location: The subject property can be found off Prescott Road in Melling, close to its junction to the border with Aughton, West Lancashire. The subject property can be located off Powderworks Lane, as indicated on the aerial images and plans below.



Description: The property comprises a storage yard extending to approximately 0.3 acres, surrounded to its perimeter by palisade fencing and incorporating a detached warehouse with roller shutter door access, extending to approximately 90 sqm (968 square feet) GEA.

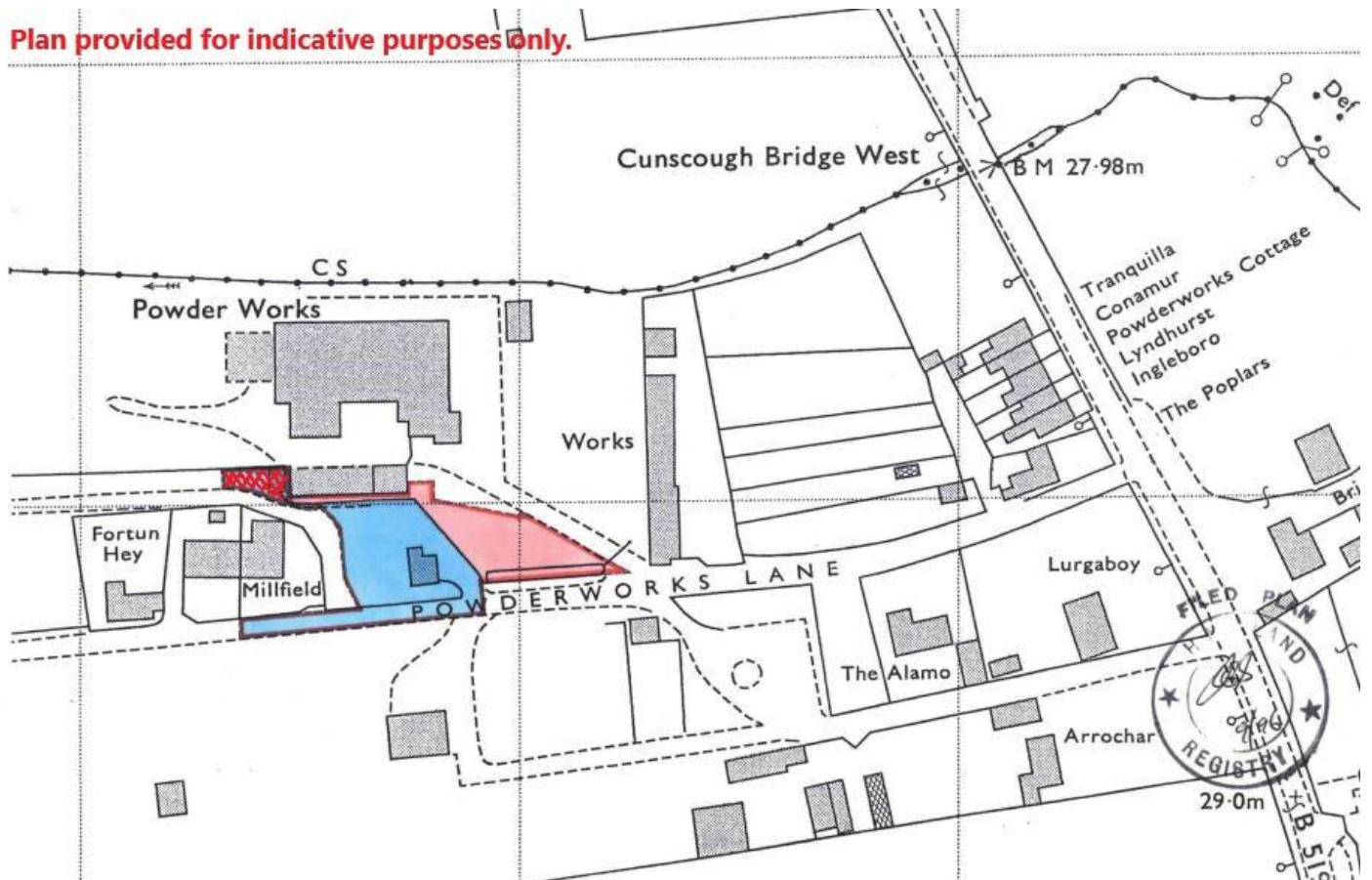
The storage yard and warehouse would be suitable for a variety of employment uses and is considered a rare opportunity to lease an enclosed external storage/yard area within this location.



Accommodation: Subject to confirmation with the Deeds, we calculate the property extends to approximately 0.3 acres. The detached warehouse provides a gross internal area of approximately 90 sqm (968 square feet) GEA.



Plan provided for indicative purposes only.





Rent: £24,000 per annum.

Minimum lease term would be three years. Please note, appropriate references and deposit (held for the duration of the lease) would also be required.

The tenant would also be responsible for all utilities.

The landlord would insure the building and pass this premium to the tenant, the tenant would be responsible for the insurance of their activities & goods.

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

Legal: The ingoing tenant will be responsible for the client's reasonable legal costs incurred in the preparation of the lease.

Planning: Outline planning application for the erection of two semi-detached dwellings following the demolition of existing workshop/warehouse building.

Planning reference: DC/2017/01398. (Now expired).

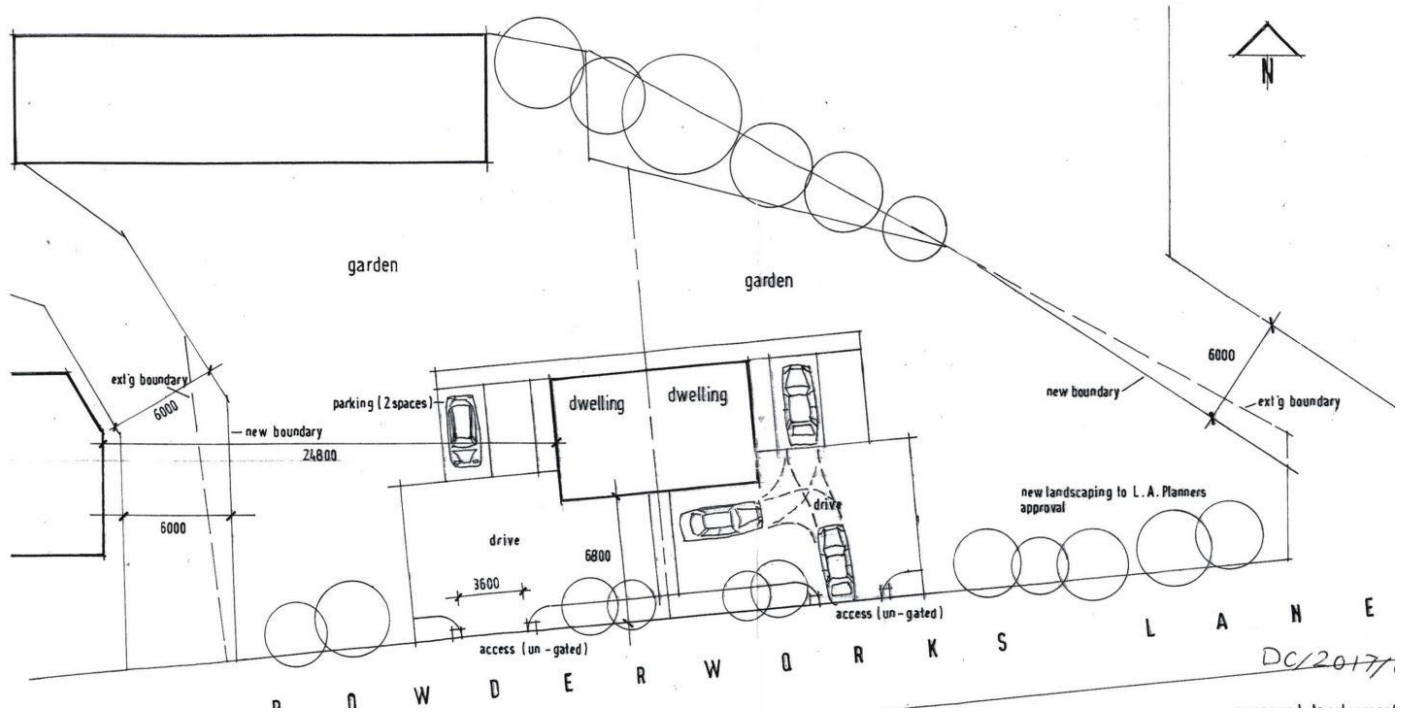
Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all tenants / purchaser once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective tenant / purchaser.

Business Rates: The occupier would be responsible for the payment of Business Rates (if applicable).

Small business rates exemption may apply.

Any interested party must satisfy themselves as to their business rates position by contacting Sefton MBC Business Rates Department on 0151 934 4360.

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



Details Prepared 29 April 2024

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