

Secure Storage Yard

TO LET

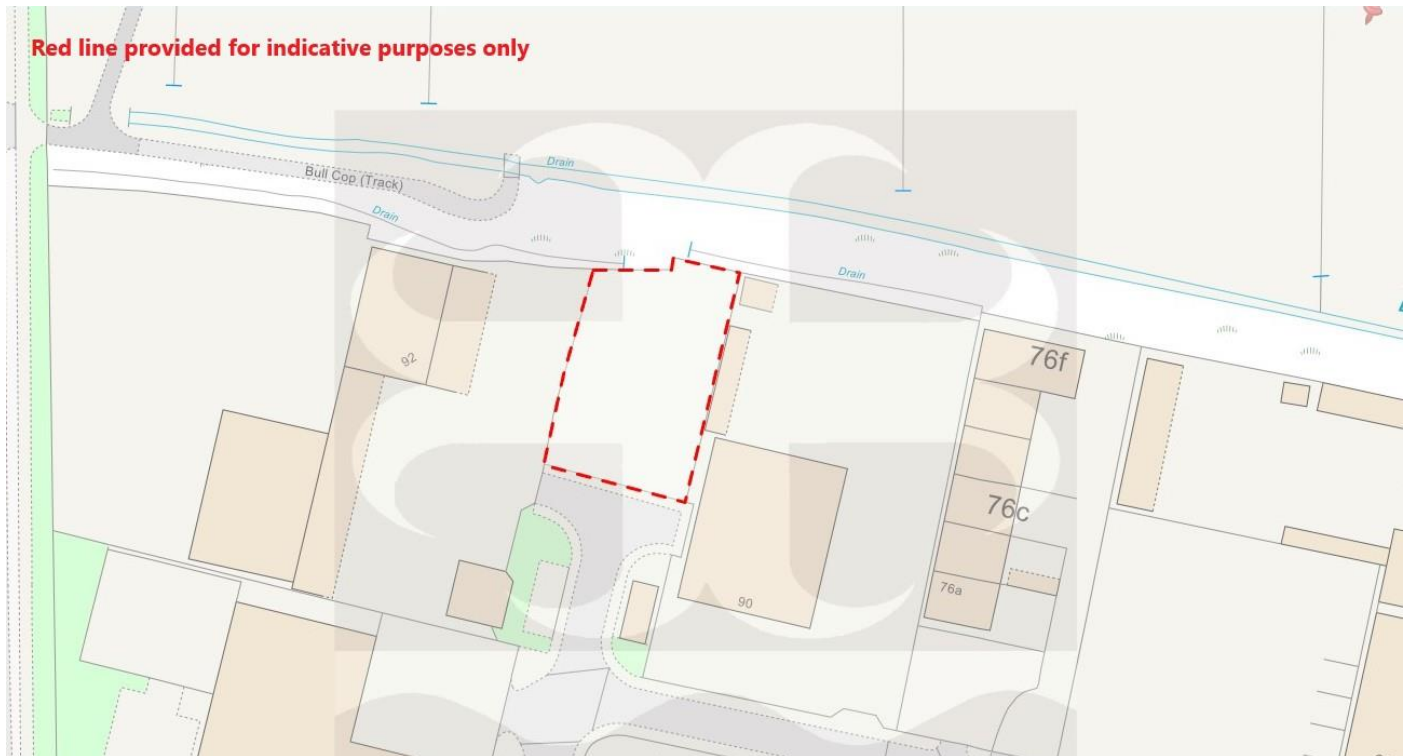
Rental £42,500 per annum
exclusive

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

90 Stephenson Way, Formby, Merseyside L37 8EG



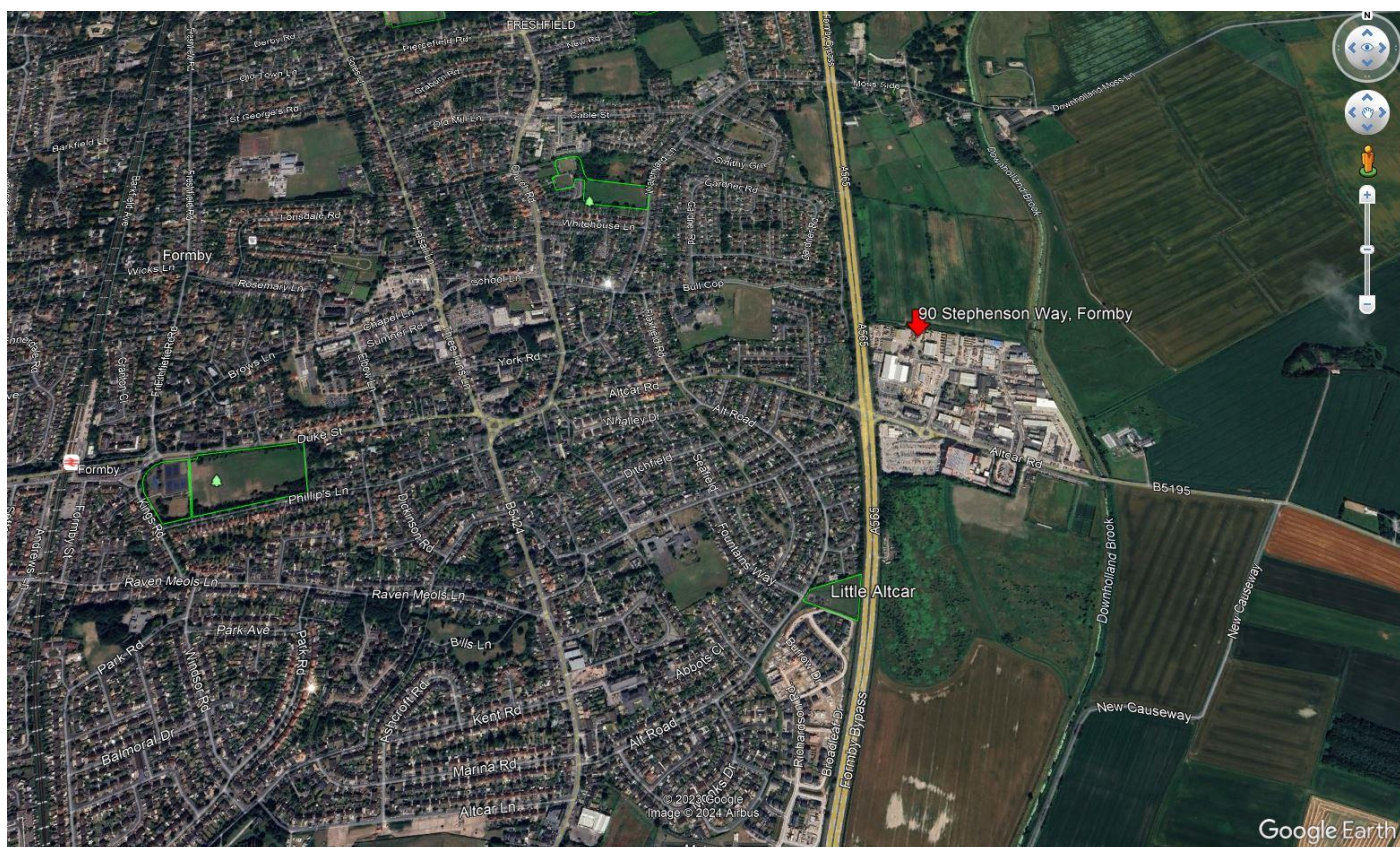
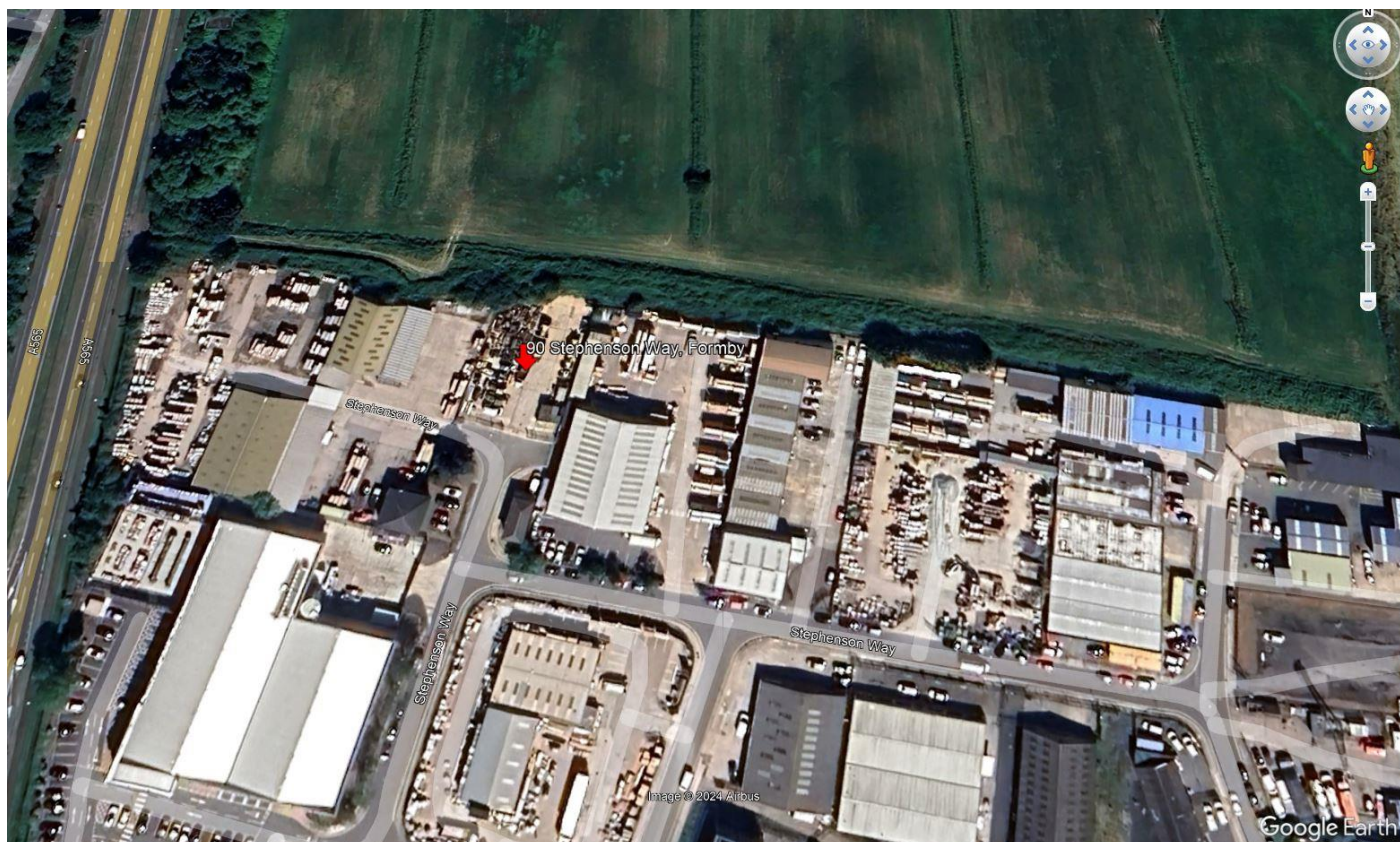
- Total site area 0.275 of an acre.
- Secure gated yard with palisade perimeter.
- Concrete hardstanding.
- Mains water, foul drainage and electricity connected.
- Ideal contractor compounds. Lettings could be agreed coterminous with contract lengths.
- Alternative uses such as car and van sales considered on their individual merits.



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

Location: The subject property is located on the popular Formby Industrial Estate at Stephenson Way. The subject property being formerly a storage yard for plant and machinery, as indicated on our aerial images below.

Description: The property comprises a rear storage yard, perimeter fencing and electric sliding gates provided to the front elevation, leading into the open plan storage area with concrete hardstanding, foul, water and electricity connections. Ideal contractor storage/compound. Alternative uses such as sales considered on their individual merits. Lease terms to be agreed. References and deposits would be required.



Accommodation: Total site area, subject to confirmation with the Deeds 0.275 of an acre.

Utilities: The tenant would be responsible for all utilities consumed through their occupation and the insurance of their own activities and goods.

Rental: £42,500 per annum.

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 to be responsible for their own legal costs.

Business Rates: The tenant would be responsible for payment of business rates if applicable. The property has a Rateable Value as taken from the current April 2023 Valuation List as having a Rateable Value of £5,100.

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 31 May 2024

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.