

TO LET

Warehouse

Rental: £15,950 per annum
exclusive

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 7 Granite House, Greaves Hall Avenue East, Banks, West Lancashire PR9 8SR

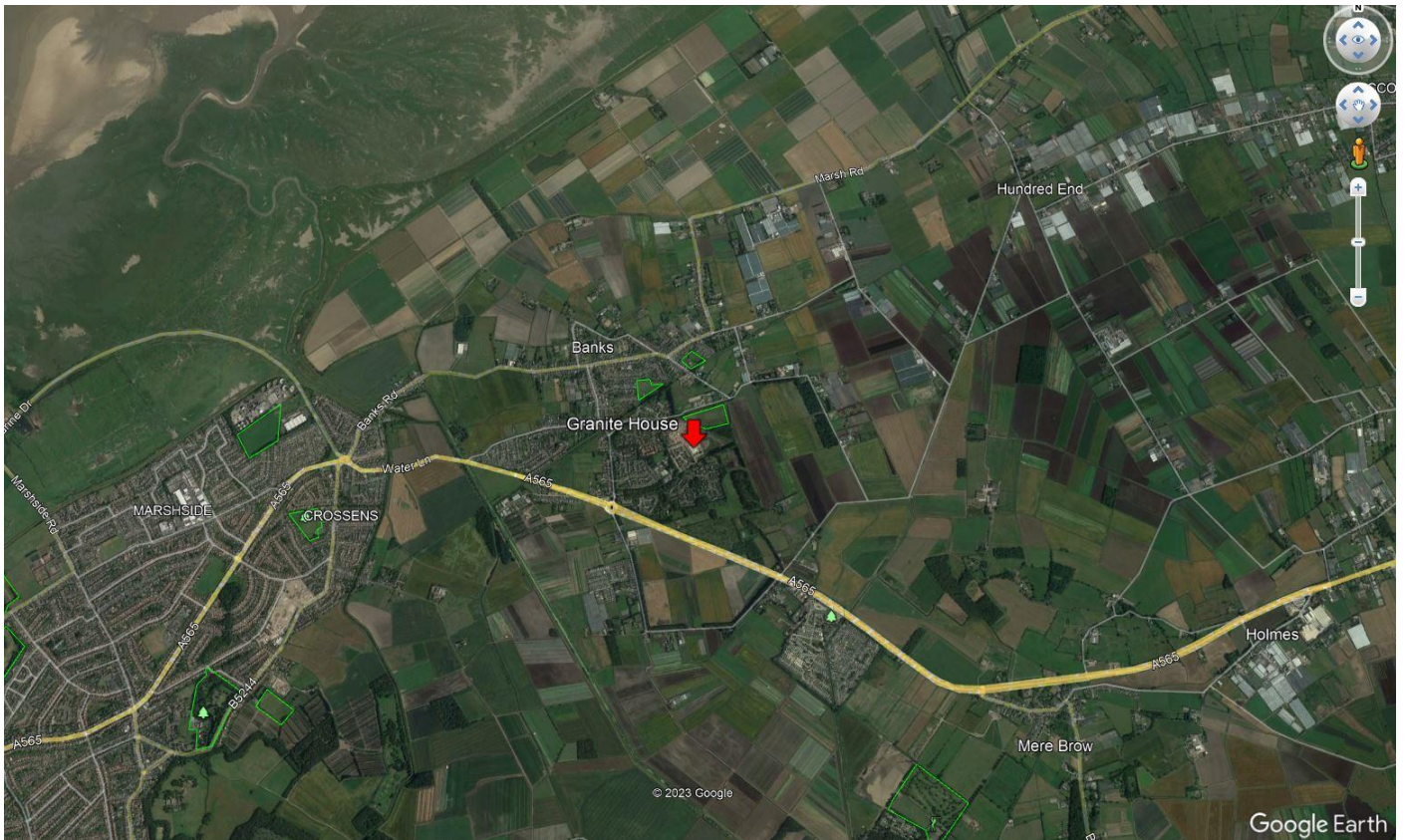
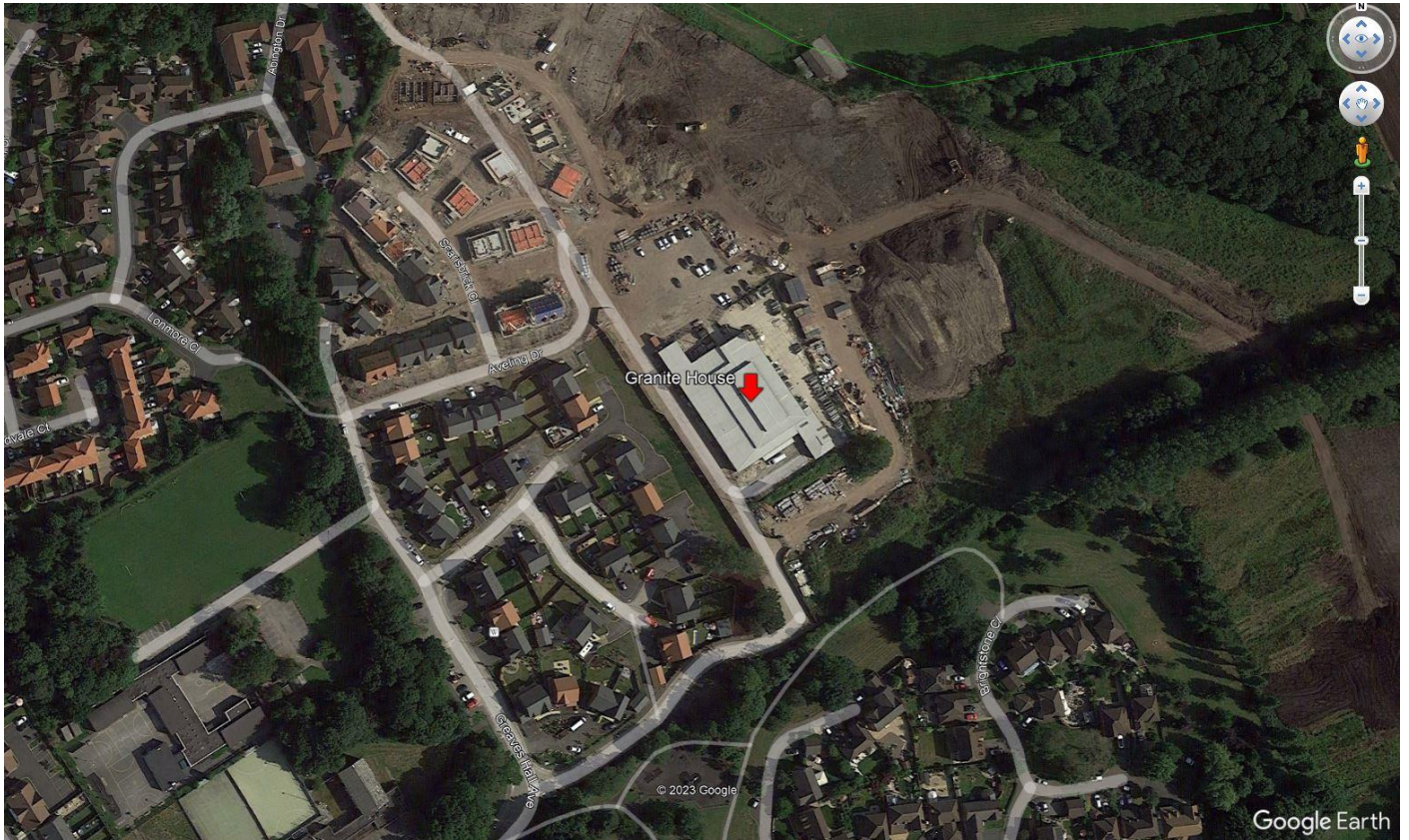


- Self-contained warehouse unit with WCs and separate utility metering.
- Approx 2,657 sqft GIA.
- Newly refurbished accommodation.
- Available by way of a new lease.
- No VAT on rental.

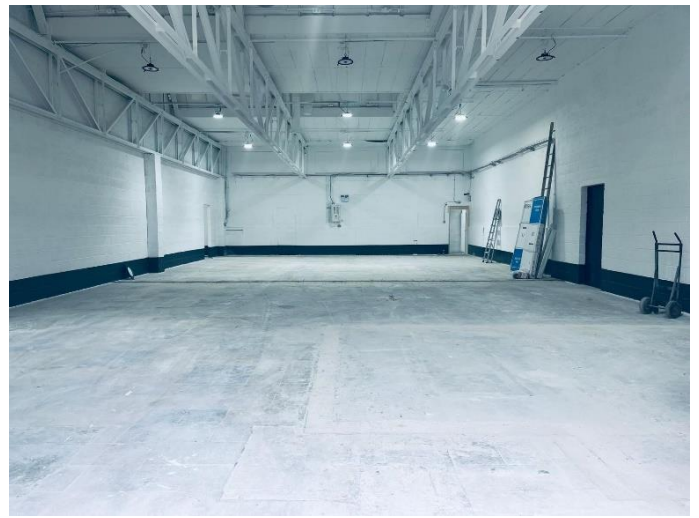


Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

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 warehouse has been extensively refurbished and provides a self contained open plan warehouse with WC.



Rental: £15,950 per annum

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 the unit is separately metered for electricity and water

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

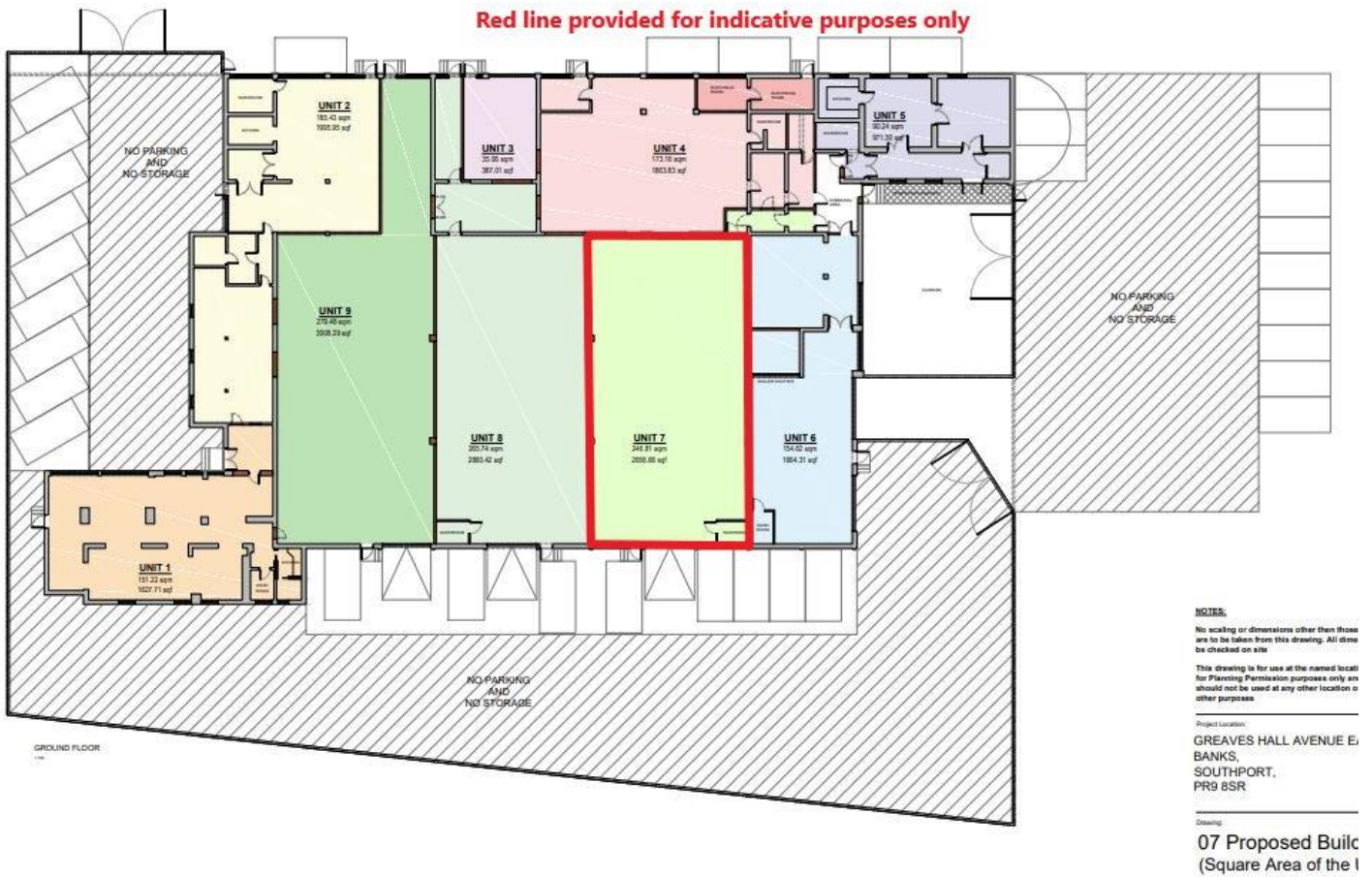
Hours of Use: We understand there are currently no restrictions on hours of use.

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.

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

Unit 7: 2,657 sq.ft. GIA approx.



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

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 08 July 2024

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