

Preliminary Particulars

**New Warehouse / Trade Counter
Under Construction**

TO LET / MAY SELL

**Rental: £34,000 per annum
exclusive**

Asking Price: £552,500

Fitton Estates
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 5 Barracuda Business Park, Off Tollgate Road/Chancel Way, Burscough, Lancashire



Drones taken January 2024

- **Approximately 4,249 (inc 590 sqft mezzanine office) square feet GIA.**
- **New warehouse under construction.**
- **Detached unit, ideal for trade counter and adjacent to proposed convenience store.**
- **May be suitable for retail, subject to the necessary consents - rentals to be agreed.**
- **May also consider a sale. 999 year long leasehold interest at nil/peppercorn ground rental.**
- **Rental from £8.00 per square foot, subject to specification and employment use.**
- **It is estimated the unit will be ready summer 2024.**



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Location: Barracuda Business Park forms a third phase of an employment development within Yew Tree Park strategic development site, Burscough. The first phase of the development known as Dakota Business Park is now complete and fully occupied, with Phase 2 being Seafire Business Park, which is also under construction.

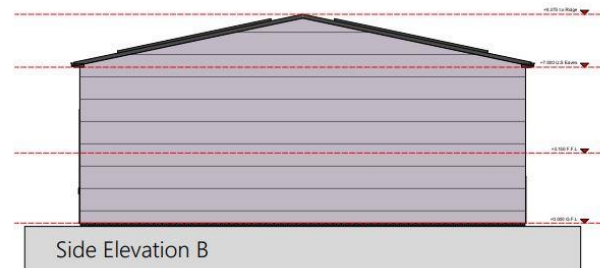
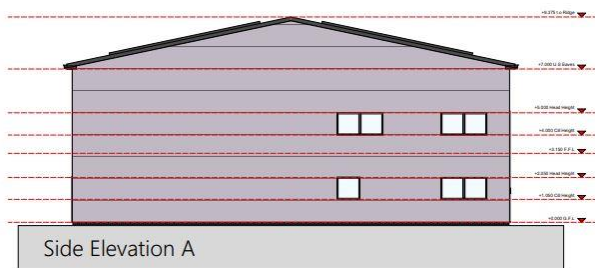
The site is situated in the growing town of Burscough, which is connected by the A59, an arterial route connecting Liverpool to the south and Preston to the north.

Immediate and existing occupiers to Unit 5 Barracuda Business Park include Rickerby Agricultural and Horticultural Machinery and the proposed retail site (subject to pp) fronting Chancel Way, which is a continuation of Tollgate Road and leads through to the Redrow and Anwyl Homes residential developments.



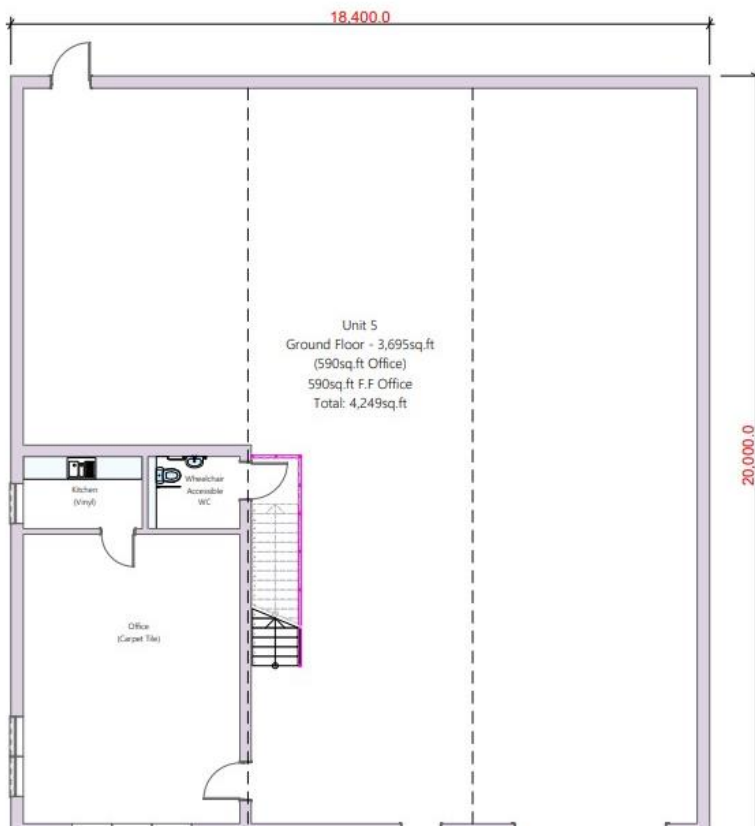
Description: A new portal framed detached warehouse with designated car parking. Please note it is proposed the warehouse will have a 10% element of offices, however, at this early stage of construction, the orientation and indeed position of the offices could be altered to mirror the incoming tenant's requirements. See indicative floor plan layouts and office layouts below.

Please also note that the plans proposed allow for a 590 square foot mezzanine of offices, but again this could be increased if required.

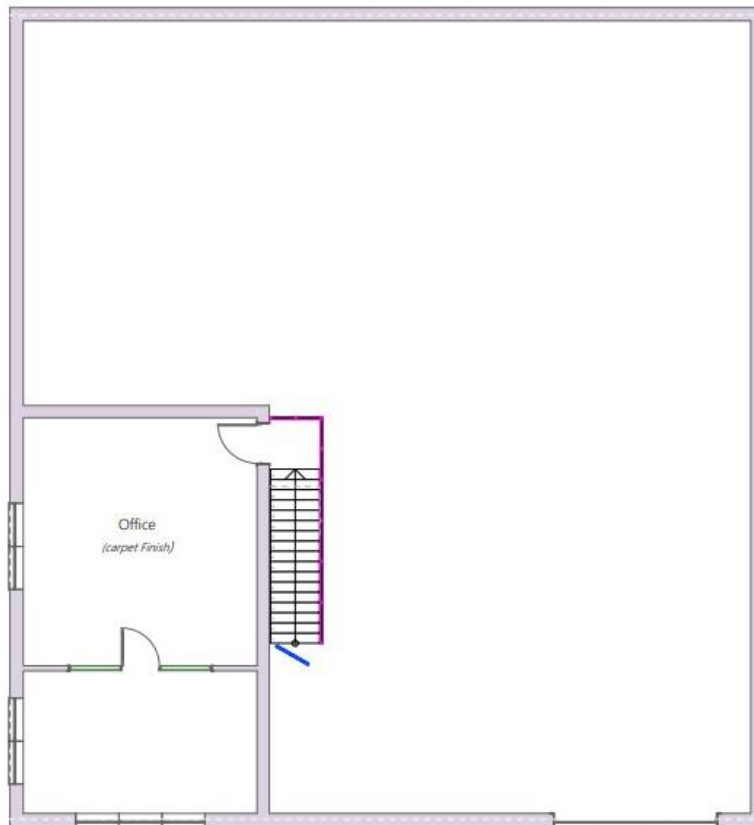


Accommodation: Unit 5 as proposed provides for approximately 3,695 square feet warehouse, with a further 590 square feet of mezzanine offices.

Ground floor



First Floor



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.

Timing: It is estimated the unit will be ready summer 2024.

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 incurred in the sale/ purchase/lease.

Business Rates: Unit to be reassessed.

EPC: A copy of the EPC will be available on completion.

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

Building Specification: A copy of the proposed building specification is available on request.

Rental: The property is available to rent for employment use at a rental equating £8.00 per square foot exclusive of all other outgoings and plus VAT. This is on the presumption of a 10% office element. Additional offices can be constructed bespoke and to mirror the ingoing tenant occupiers' requirements, all other lease terms to be agreed.

Asking Price: Please note the vendors may also give consideration to a sale whereby the tenure would be a 999 year long leasehold interest at a nil/peppercorn ground rent, plus a share of the management company which will ultimately own the freehold interest. The asking price would be £552,500 plus VAT.

Service Charge: There will be a service charge/estate charge to cover the maintenance, upkeep and repair of the common parts of the Barracuda development. This is initially estimated to be approximately 0.25p per square foot per annum on an open book account substantiated basis.

Details Prepared 18 January 2024

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