

Glasshouse Accommodation

TO LET

£32,000 per annum

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

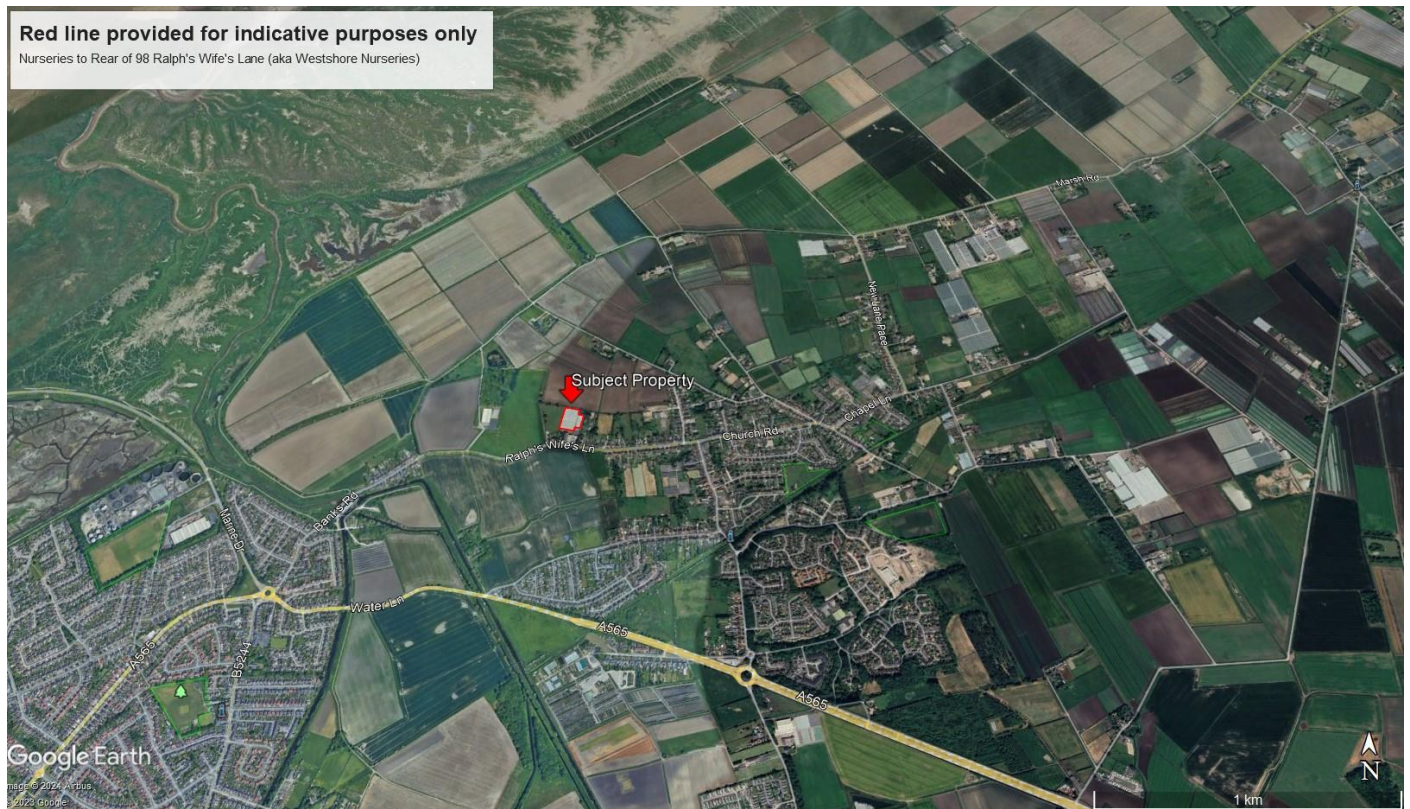
Nurseries to Rear of 98 Ralph's Wife's Lane, Banks, Merseyside PR9 8ER



- Aluminium framed glasshouses and yard extending to approximately 69,000 square feet GIA.
- Available by way of an initial 12-month Licence to Occupy with possible 3-6month extensions thereafter.
- A rare opportunity to lease BRC accredited glasshouses.
- No VAT on rental.

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Location: The subject property can be found to Ralph's Wife's Lane, close to the village of Banks and the Crossens Roundabout just outside of the north of Southport Town Centre, as indicated on our aerial images below.



Description: Extending to approximately 69,000 square feet GIA, as indicated approximately on the drone images below, the BRC accredited glasshouses feature concreted pedestrian pathways, an area control system for ventilation, fire safety, heating, watering.

The glasshouses are currently empty and ready for the ingoing occupier. The tenants would be responsible for their own utilities incurred. In addition to the glasshouses, the premises offer an office/canteen/kitchen facility, with adjacent WC.



Accommodation: We approximately calculate the glasshouses as shown on the aerial image below, will extend to approximately 69,000 square feet GIA, plus the office accommodation and WC.

Rental: £32,000 per annum.

Terms: The property is available by way of a 12-month Licence to Occupy whereby the landlords would give consideration to 3 - 6month extensions thereafter.

A copy of the template Licence to Occupy is available on request.

Please note appropriate references, deposits and/or personal guarantees may be required.

Rental would be monthly in advance.

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.

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: We understand Business Rates are not applicable as a Horticultural/Agricultural property but tenants need to satisfy themselves as it would be there responsibility.

EPC: Copies of the EPC are available on request.

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

Details Prepared 27 June 2024

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