



**TO LET**

**Building to Let  
Robinsons Farm  
Cranes Lane  
Lathom  
L40 5UJ**



**P Wilson & Company**  
*Chartered Surveyors*

**The opportunity has arisen to let on flexible terms for up to 2 years all or part of a newly constructed building situated at Robinsons Farm, Lathom.**

#### **Directions**

A location of the plan of the building to let is on the reverse of these sales details. The building is situated in a rural location to the east of Ormskirk, south of Burscough and north of Lathom. The site is readily accessible from Junction 3 of the M58 and from Ormskirk and Burscough.

#### **Description**

The opportunity has arisen to let on flexible terms for up to 2 years all or part of a newly constructed building situated at Robinsons Farm, Lathom.

The building is circa 1800 m<sup>2</sup> in size and is of steel portal frame construction with concrete floor, concrete panelled walls, fully clad and with mains water and electricity supplied and is accessed via roller shutter doors and is edged red for identification purposes on the plan on the reverse thereof.

#### **Planning**

Planning for the building was obtained for agricultural purposes but the building will be suitable for other uses subject to alternative consents being obtained – such other consents to be the responsibility of the prospective tenant.

#### **Letting Terms**

Prospective purchasers will be required to enter into a lease or licence for all or part of the building which will be drafted on full repairing and insuring terms, i.e. the tenant will be responsible for all costs associated with the use and operation of the building under the terms of that agreement and to maintain the property in no worse condition than at the time of the letting as evidenced by a photographic schedule of condition.

Such leases or licence to be drafted by the letting agents.

#### **Tenure**

The property is held freehold.

#### **Access**

Access rights will be granted to the building at all times and for all purposes through the existing yard at Robinsons Farm subject of course to the lessor's use of the remainder of the yard and buildings at the site for their own purposes.

#### **Expressions of Interest**

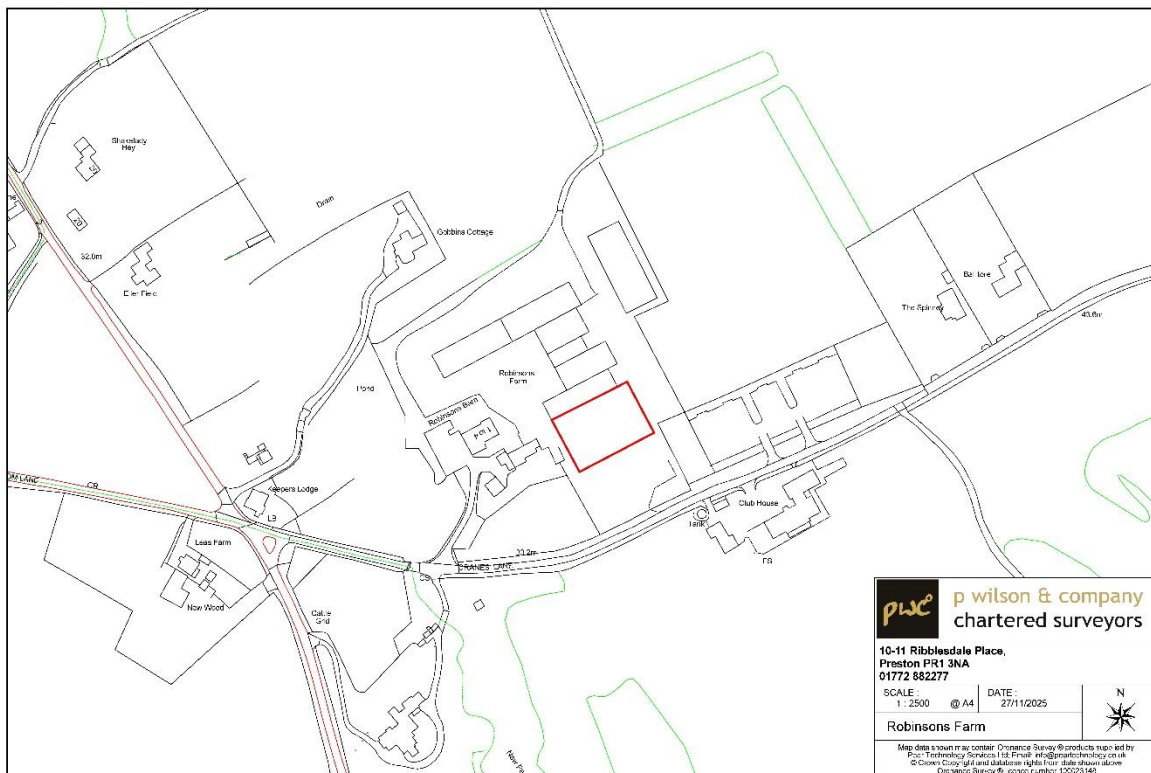
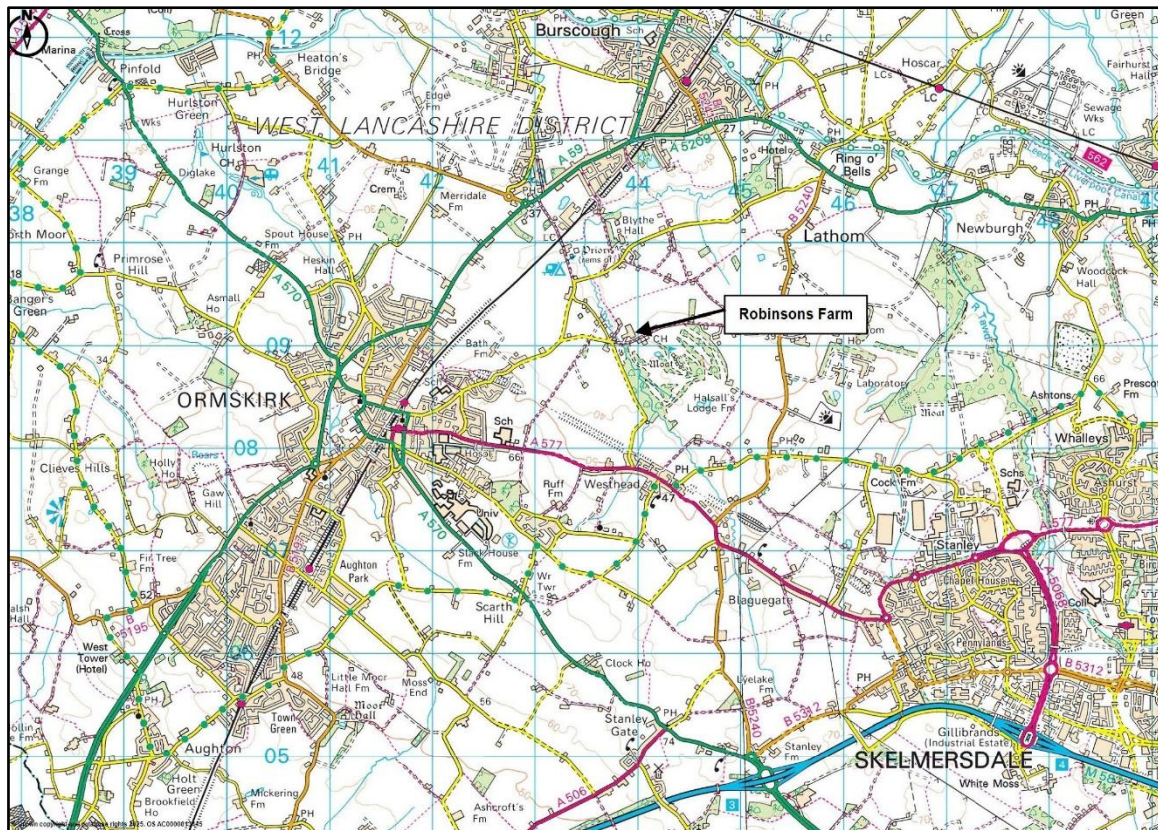
Expressions of interest are invited to rent all or part of the building on the terms invited. All enquiries should be addressed to Andrew Coney – [Andrew.Coney@pwcsurveyors.co.uk](mailto:Andrew.Coney@pwcsurveyors.co.uk) or 01772 882277



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Plans

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