

Self Contained Industrial Premises

Fitton Estates

.com

To Let: £6,700 Per Annum plus VAT

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit B5, Abbey Lane, Burscough, Ormskirk, Lancashire L40 7SR



- Self Contained Industrial/Workshop Unit
- Common Area Parking Facilities
- Available with the Benefit of a New Lease
- Approx 1,500 sq ft GIA

Location: Abbey Lane is located off the main A59 Liverpool to Preston trunk road. Travelling from Ormskirk, past the Beaufort Nursing Home turn right into Abbey Lane, opposite the Bull and Dog public house car park. Continue past the Local Authority recycling depot until the road turns sharp left and then continue straight ahead through gates into the Industrial Park.

Description: A conventional single storey industrial workshop/warehouse suitable for light industrial uses. The building forms part of a terrace of similar units in the Abbey Lane Industrial Area and has access onto a common yard with front parking.

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



The accommodation consists of an open floor space with corner WC and washroom areas.

Accommodation: We understand the accommodation extends to approximately 138.70 sq m (1,493 sq ft) Gross Internal Area.

Terms: Offered to let on a standard tenancy agreement which provided for the Tenants undertaking their own internal repairs and decoration. Tenants are also responsible for the payment of building insurance (contribution approximately £0.25 per sq ft per annum plus VAT) and other outgoings, rates, power and running costs etc. Proof of identity will be required.

A deposit will be required equivalent to one months rental, which will be held by the Landlord for the duration of the lease, plus one months rental in advance plus VAT.

Rent: Rental £6,700 per annum plus VAT.

VAT: Please note we understand the subject property has been elected for VAT.

Legal: Ingoing tenants will be responsible for their own legal fees.

Business Rates: We advise interested parties should contact West Lancs BC (01695 577177) to qualify the likely payments. From our investigations of the Valuation Office Agency we are advised the Rateable Value effective from 1 April 2010 is as follows: Workshop and Premises £5,200.

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

EPC: We understand the EPC will be made available on request.

Details Prepared 28 April 2016

ALL MEASUREMENTS ARE APPROXIMATE AND NOT TO BE USED OTHER THAN AS A GUIDE. SHOULD A MORE ACCURATE MEASUREMENT BE REQUIRED PLEASE CONTACT THIS OFFICE. SERVICES, FIXTURES AND FITTINGS HAVE NOT BEEN TESTED AND NO FORMAL SURVEY HAS BEEN CARRIED OUT BY OUR STAFF, THEREFORE, NO WARRANTY OR GUARANTEE APPLIES TO THESE PARTICULARS.

