

## **FOR SALE**

# **Warehouse/Development Site/Storage Depot**

12,816 sq ft with Secure Yard



- Established industrial estate
- Existing factory shop with additional warehousing
- Large secure yard
- Excellent redevelopment potential

**Unit 8-10, Crowland Close, Crowland  
Street Industrial Estate, Southport,  
PR9 7RJ**

## SITUATION

The complex is located on Crowland Close, in close proximity to Butts Lane, the main estate road through the well established and highly popular Crowland Street Industrial Estate, to the east of the town centre. The premises are in a high profile position within the estate, with easy access both to Southport town centre and the motorway network via the A570 Southport Road and close to Kew Retail Park.

## DESCRIPTION

The complex comprises two distinct areas in need of complete refurbishment.

A former factory shop warehouse, which is of steel portal framed structure, with concrete wall panels under a pitched roof, with an eaves height of approximately 4.1 metres.

The former warehousing area, which is a tubular steel warehouse type design, clad in corrugated sheeting and lined with insulation boarding, has an eaves height of approximately 4 metres. Both buildings are in need of refurbishment.

Externally, there is a large concrete/tarmac yard area with ample room for both delivery and circulation areas. The whole complex comprises approximately 0.8 acres.

## ACCOMMODATION

	Sq ft	Sq m
Factory shop / warehouse	4,316	401
Warehousing	8,500	789
<b>Total</b>	<b>12,816</b>	<b>1,190</b>

Measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## TENURE

The property is held on a 99 year lease from 1973, with 7 year rent reviews, at a passing rental of £4,100 per annum. The lease, therefore, has 61 years remaining and the next rent review is 2015.

## PLANNING

All planning enquiries should be directed to Sefton Council Planning Department on 0151 934 4697.

## PRICE

Offers are invited in excess of £200,000 for the whole



## SERVICES

The complex previously had connections to all mains water, electric and gas services but, currently, the premises have been disconnected.

## BUSINESS RATES

The property is no longer listed and will be reassessed upon refurbishment.

## VAT

Prices, where quoted, exclusive of, but will be liable to, VAT.

## EPC

An Energy Performance Certificate can be made available on request.

## VIEWING

By appointment with the sole agent, NOLAN REDSHAW

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