

Rear of 14 Crawford Road, Crawford Village,
Skelmersdale WN8 9QP

to let

Workshop, office & yard premises
514.08 SQM (5,825 SQFT)



£ on application

- Workshop with offices
- Rural location
- Convenient location to motorway network

PARKINSON
REAL ESTATE ● ● ● ●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

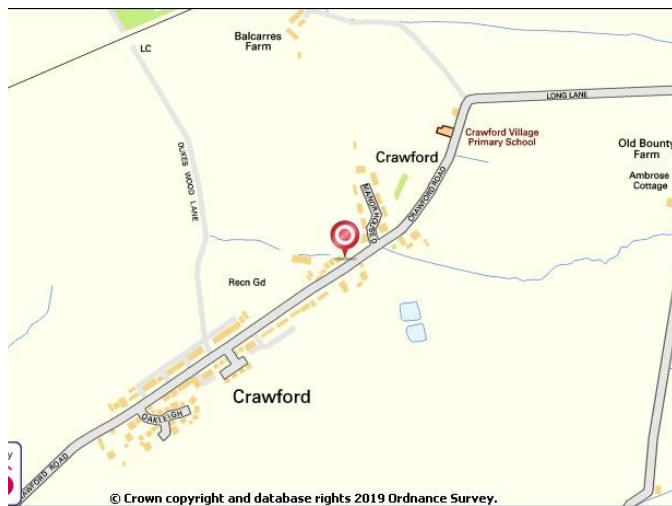
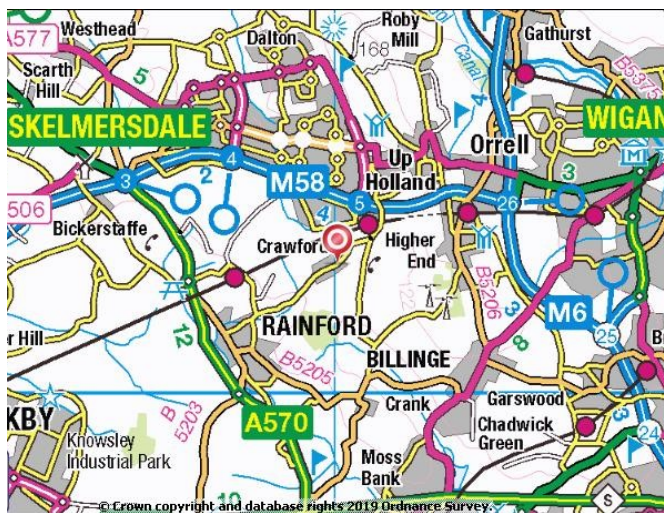
01942 741800



RICS

the mark of
property
professionalism
worldwide

www.parkinsonre.com



Location

The subject property is fronting Crawford Lane on the outskirts of Crawford Village on the fringe of the town of Skelmersdale. The position of the premises is rural and predominately agricultural and residential land use in the neighbouring vicinity.

Description

The subject comprises a small industrial complex comprising a warehouse facility and two storey office building.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. The property is served by a new gas fired central heating boiler.

Accommodation

As measured in accordance with RICS Guidance

	SQ M	SQ FT
Workshop	447.48	4,817
GF Offices	46.80	504
FF Office	46.80	504

Rating

The property has the following entries in the 2017 Rating Assessments List.

	Rateable Value (2017)	Estimated Rates Payable
Workshop & Premises	£11,500	£5,715.50 p.a.

Rent

On application.

Tenure

The premises are available to let on a full repairing lease basis at a term to be negotiated. A deposit may be requested.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT will be applicable on this transaction

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the release of any legal documentation

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Oct 2018 Ref: AG0444

PARKINSON
REAL ESTATE ● ● ● ●

 **RICS**® the mark of property professionalism worldwide

Parkinson Real Estate

10 Beecham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.