

TO LET
STORAGE YARD WITH
WAREHOUSES/STORAGE & OFFICE



BESCAR BROW LANE, SCARISBRICK, NR ORMSKIRK L40 9QH

- \ Warehouse/storage and office extending to approx 8,322 sq ft GIA.
- \ Former County Council depot and premises.
- \ Available by way of a new lease.
- \ No VAT on rental.
- \ May consider lettings of part.

Rental £45,000 per annum

AVAILABLE SPACE

Total Site Area 0.58 ha (1.43 ac)

LOCATION

The subject property can be found off Bescar Brow Lane, Scarisbrick, which in turn is located only a short distance from the Morris Dancer turning off the A570/Southport Road an arterial main road connecting Ormskirk to Southport.

DESCRIPTION

A substantial former County Council storage yard and depot comprising of warehouse and storage areas, typical specification provides a mixture of open plan portal frame warehouse storage accommodation with roller shutter access, reception/trade counter with offices beyond.

There is also a separate single storey office block comprising of a variety of open plan and private offices, together with male and female WC's, staff room/canteen and kitchen.

Subject to confirmation with the deeds, the total site area extends to approximately 1.43 acres and provides substantial yard, parking and hard standing storage areas.

ACCOMMODATION

We have measured the property on the basis of its Gross Internal Area (GIA) as follows

UNIT	M ²	SQ FT
Depot	546.05	5,877.68
Offices/Store	227.09	2,444.40
TOTAL	773.14	8,322.08

Site Area 0.58 ha (0.1.43 acres)

RENTAL

£45,000 per annum exclusive.

TERMS

Available by way of a new lease on terms to be agreed.

References and deposit will be required.

The landlord will insure the buildings and require the premium from the tenant.

EPC

Energy Performance Certificates have been commissioned and are available upon request

VAT

We understand that VAT will not apply to the rental.

LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs.

BUSINESS RATES

The tenant will be responsible for the payment of the Business Rates.

VIEWING/FURTHER INFORMATION

By prior arrangement with the joint agents:

Robert Diggle - Eddisons
Tel / 0151 268 5280
Email / robert.diggle@eddisons.com

And

Graham Bowling – Fitton Estates
Tel / 01704 500345
Email / info@fittonestates.com

MARCH 2019
SUBJECT TO CONTRACT

For more information, visit eddisons.com/property
T: 0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
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PHOTOGRAPHS



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SITE PLAN



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