# 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 of the basis of its Gross Internal Area (GIA) as follows

UNIT	M <sup>2</sup>	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

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#### PHOTOGRAPHS



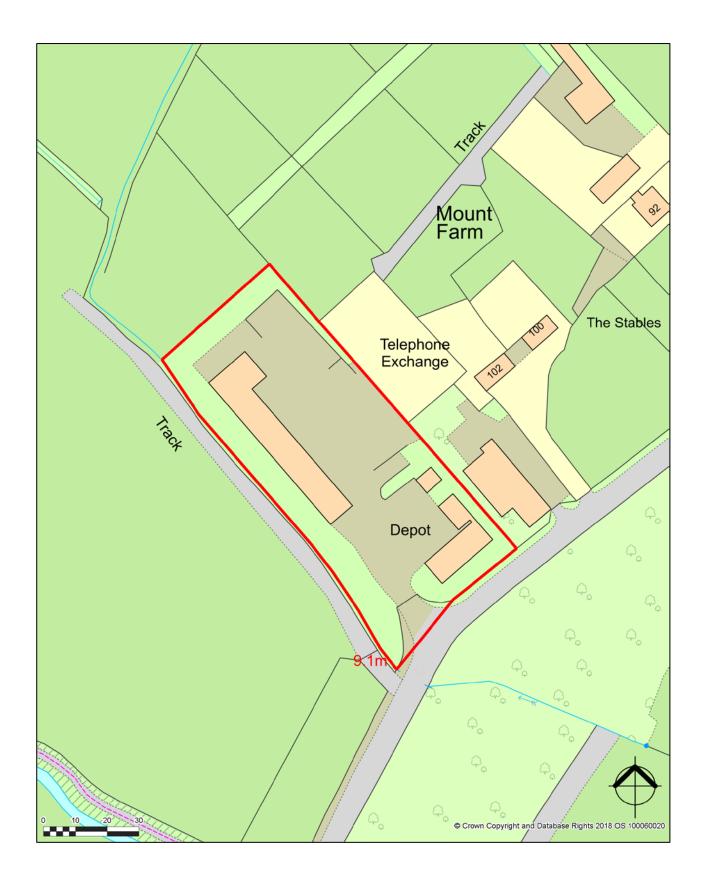


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