



Unit 1 Cocker Avenue
Poulton Industrial Estate
Poulton Le Fylde
Lancashire
FY6 8JU

A single storey workshop unit
available with vacant possession

- 3 phase mains electricity
- Forecourt with return frontage
- Floor Area 104 sq.m (1,122 sq.ft)
- Mezzanine 20 sq.m (215 sq.ft)
- Secure Yard plus Unfenced Forecourt
- Partition Kitchenette & WC
- Internal Spray Booth
- Timber sliding access door

Asking Price £ 125,000



**Unit 1 Cocker Avenue
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A useful workshop with spray booth and mezzanine, partitioned kitchenette and separate WC. Large unfenced forecourt on Cocker Avenue with return frontage. Walled secure yard area. Occupied as a car body repair business for many years. Unit available with vacant possession from 1 February 2023

Services

3-phase electricity supply, mains water, mains gas, Drainage to public sewer.

Tenure

We are verbally advised that the title to the subject property is held freehold with no onerous restrictions or encumbrances upon title, subject to legal confirmation. The premises title is registered. Part title no.LAN203886

Planning

Local Planning Authority –Wyre Council
Recent Planning History;

Rights of Way, Wayleaves & Easements

The premises is offered subject to any existing rights of way, wayleaves or easements which may affect the title

Non-Domestic Business Rates

We are verbally advised that the rateable value is currently £4,550. Full small business rates relief apply

Non-Domestic Energy Performance Certificate

The unit has an EPC energy efficiency rating of 88 within band 'D' valid until 22 August 2028.

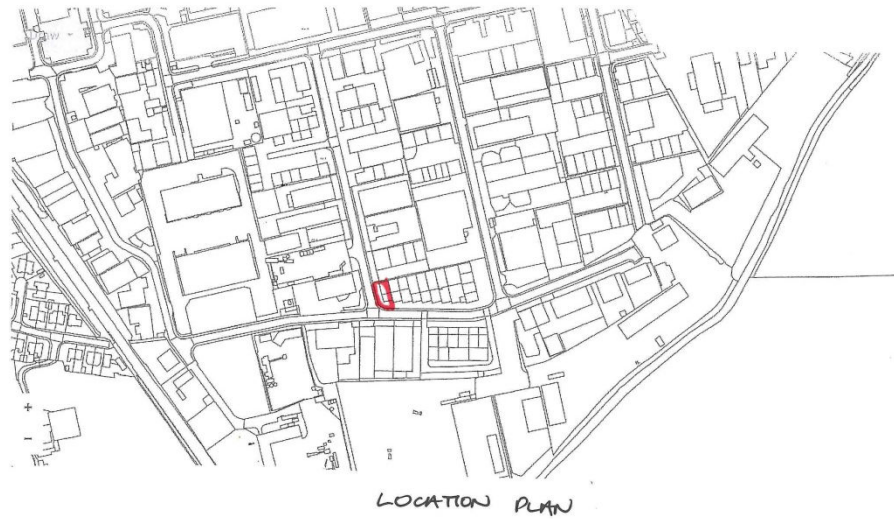
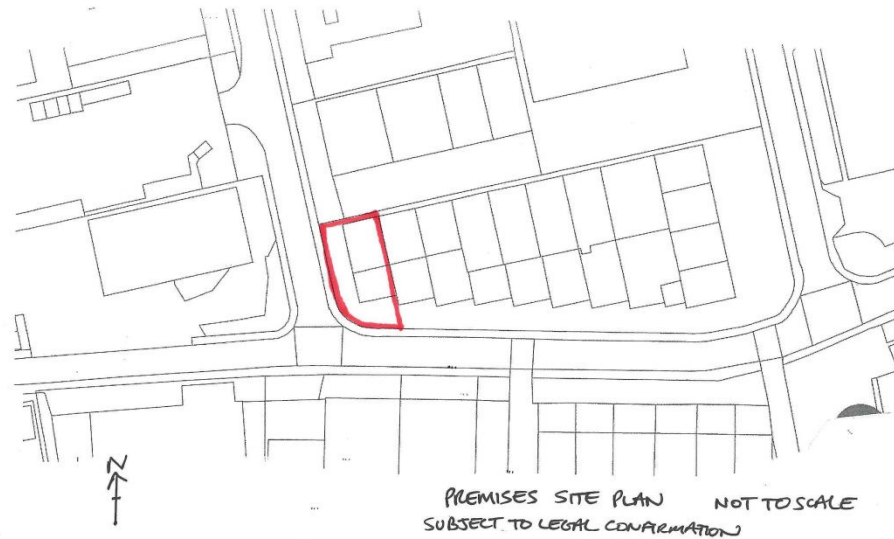
These details do not form any part of a binding contract for sale of the premises and are produced subject to contract. The vendor is not required to accept the highest or any offer made and may withdraw the premises from sale.

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property





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SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts. **CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.