



 **SHP VALUERS**
RESIDENTIAL FARM COMMERCIAL

Unit 3 Butlers Yard, Middleton Road, Heysham, Lancaster LA3 3JJ
Asking Rent £ 750 PCM

Unit 3 Butlers Yard
Middleton Road
Heysham
Lancaster
LA3 3JJ

A modern self contained lock-up unit
located with good access to A683
Heysham Bypass and M6 Junc 34
Lune Valley Interchange

- Modern Self Contained Unit
- Secured Car Parking
- 690 sq.ft (64 sq.m) internal
- Disabled Toilet
- Motorised Roller Shutter Door
- Mains water & electricity
- Hot water heater
- EPC rating band 'C'

Asking Rent
£ 750 per calendar month



A self contained modern lock-up unit located with good access to A683 Heysham Bypass and M6 Junc 34 Lune Valley Interchange.

Constructed of concrete block with composite insulated roof cladding plus rooflights, concrete floor. Render front elevation.

Internal measurements 9.15m deep x 7m wide.
Motorised roller shutter door height 3m x 2.87m wide.

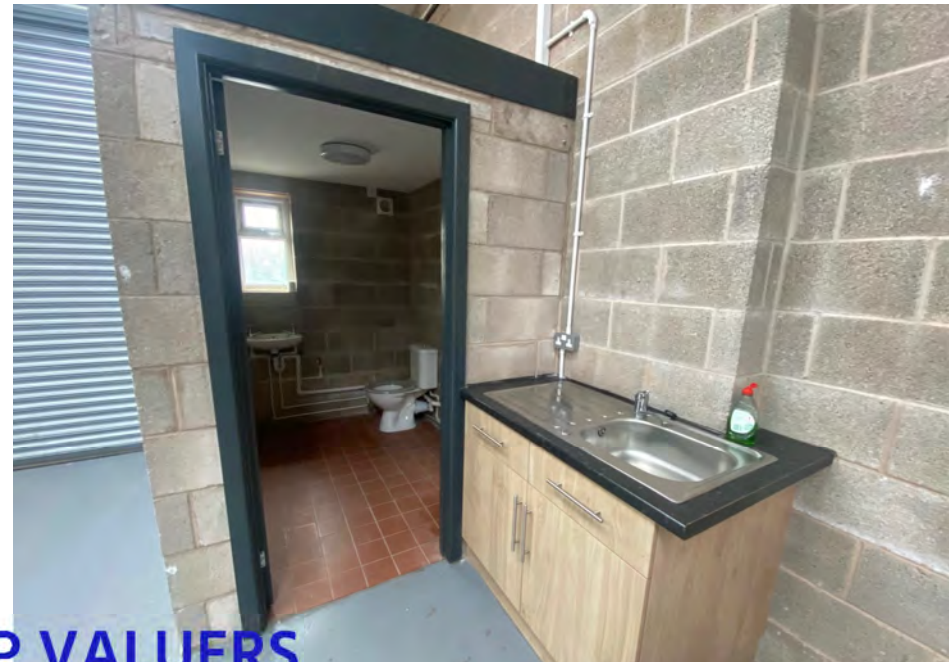
- Open Plan storage floor.
- Power trunking to 5x double wall sockets single phase.
- Kitchen base unit housing water heater, laminate top with inset single drainer stainless steel sink.
- Separate disabled WC.
- Outside there is car parking available within a security fenced yard shared with the 5x units.

Water and electricity are sub-metered payable in addition to the rent.

EPC rating band 'C'

Full small business rates relief.

Full repairing lease. Lease term negotiable.





LOCATION PLAN

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

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008
SHP VALUERS Ltd for themselves and for the owner of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance 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.