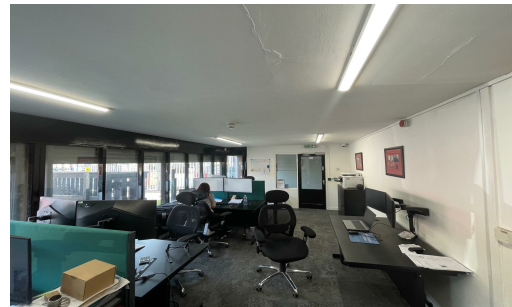


Unit 432 Ranglet Road, Walton Summit, Bamber Bridge, Preston, PR5 8AR

FOR SALE



FOR SALE

Use - Industrial

Size - 5,568 Sq ft

Price - Offers in excess of £395,000 is sought for the long leasehold interest.

- Modern Mid Terrace Industrial Unit
- Easy access to the national motorway network
- Rarely available opportunity



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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Location

The property is situated on the popular Walton Summit Industrial & Business Park in an established industrial area of land bounded by the M6, M61 and the M65 motorways.

It is therefore got excellent access to the national motorway network via these three motorways.

The nearest towns include Bamber Bridge, Preston, Chorley, Leyland and Blackburn all within a short drive.

Description

The property comprises a mid terraced warehouse/workshop building with offices and a mezzanine. It extends to 5,568 sq. ft on a site of 0.214 acres. The property has the following specification:

- ~ Constructed in the mid 1980's/early 1990's
- ~ Steel portal frame construction
- ~ Brick work walls with insulated steel cladding above and to the roof which has been overlaid with steel panels. Work undertaken 2015-2017.
- ~ Eaves height 3.5 metres to the underside of haunch, rising to 4.8 metres,
- ~ Solid concrete floor
- ~ Roller shutter door
- ~ Single storey offices to the front
- ~ W.C amenity facilities
- ~ Mezzanine floor above offices

Externally there are parking and loading areas to the front of the building.

Accommodation

We have calculated the gross internal area of the premises to be as follows:

Ground Floor	Office Amenity	606 Sq. ft
Warehouse	Warehouse	4,356 Sq. ft
Mezzanine	Storage	606 Sq. ft
Total		5,568 Sq. ft

Price

Offers in excess of £395,000 is sought for the long leasehold interest.

Tenure

Understood to be a long leasehold of 150 years from 1999 at a peppercorn rent.

Service Charge

To be confirmed but understood to be a nominal amount.

Rating

From the Valuation Office Agency rating list we understand it has a ratable value of £26,750 with rates payable expected to be in the region of £13,000.

EPC

An EPC is available on request.

Planning

Industrial and warehouse use will be permitted.

VAT

Vat is applicable.

Services

All mains services are available to the property.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

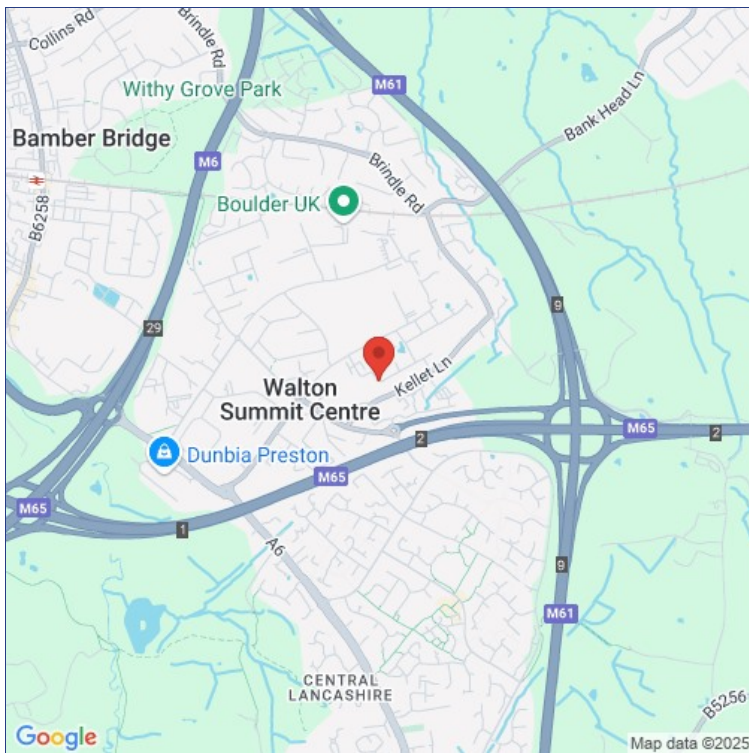
Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030

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