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**FOR
SALE**



FORMER BUILDERS MERCHANTS YARD

1.21 hectares (3 acres)

966 m² (10,397 ft²)

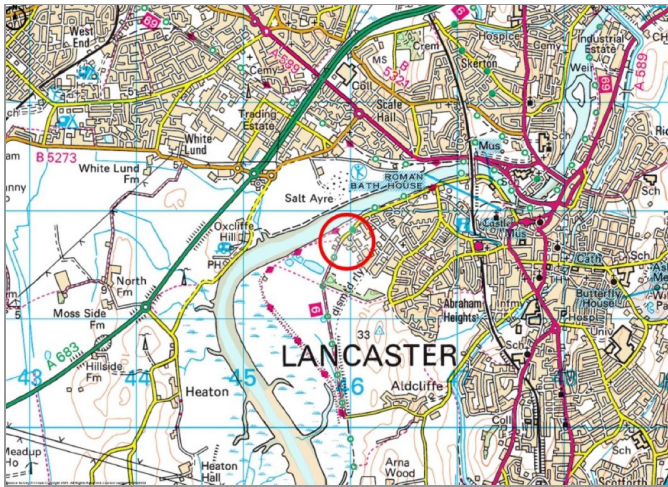
**Keyline Depot
Marsh Point
New Quay Road
Lancaster
LA1 5QS**

- Freehold opportunity
- Excellent external storage space
- Suitable for a range of commercial uses
- Versatile buildings

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Location

The property is situated at the south western end of New Quay Road in the Luneside area of Lancaster and within one mile of the city centre.

The existing Keyline Depot is situated close to the Lune Industrial Estate in what is an established industrial area of the city.

Access and communication to that area has been significantly improved following the opening of the new Morecambe link road (A683) to junction 34 of the M6 motorway north and east of the city centre.

Description

The property comprises a builder's merchant's yard encompassing an area of approximately 1.21 hectares (3 acres), or thereabouts with additional unadopted land adjoining. It has two main structures which include a retail sales area with offices and single-storey storage building, store together with an adjoining steel portal frame warehouse building. The building coverage on the site is approximately 966 sq m (10,397 sq ft).

Externally there is a large area of surfaced yard area approximately 11,500 sq m (13,750 sq yards). The main point of access is a double gate onto New Quay Road in the north western section of the site.

Accommodation

We have estimated that the property extends to the following gross internal floor areas:-

	M ²	Ft ²
Sales	364	3,915
Stores	181	1,946
Warehouse	421	4,536
Total	966	10,397

Services

We understand that mains electricity, water and drainage are connected to the site.

Rating Assessment

The premises have a Rateable Value of £57,000.

Interested parties should make their own enquiries of Lancaster City Council (www.lancaster.gov.uk)

Planning

It is understood the premises benefit from an established Sui Generis use within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own enquiries of the local planning authority, Lancaster City Council.

Tenure

Understood to be freehold and free from chief rent.

Asking Price

Offers in the region of £1,500,000.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

VAT

All figures quoted are exclusive of, but may be liable to, VAT at the standard rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate



Property type
 A1/A2 Retail and Financial/Professional services

Total floor area
 537 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E. If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been notified.
 From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.
 You can read guidance for landlords on the regulations and exemptions [here](https://www.gov.uk/guidance/energy-ratings-for-non-domestic-properties).

Energy efficiency rating for this property

This property's current energy rating is D.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Andrew Taylorson/Harry Holden

Email: [at@eckersleyproperty.co.uk/](mailto:at@eckersleyproperty.co.uk)

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