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**FOR  
SALE**



## INDUSTRIAL INVESTMENT

549.6 m<sup>2</sup> ( 5,916 ft<sup>2</sup> )

**Blackleach Lane  
Bartle  
Preston  
PR4 0RY**

- Three industrial units with yard
- Semi-rural location
- Impending lease renewals with rental growth potential
- Rare freehold with established income stream
- Low asking price equivalent to £76.06 per sq ft

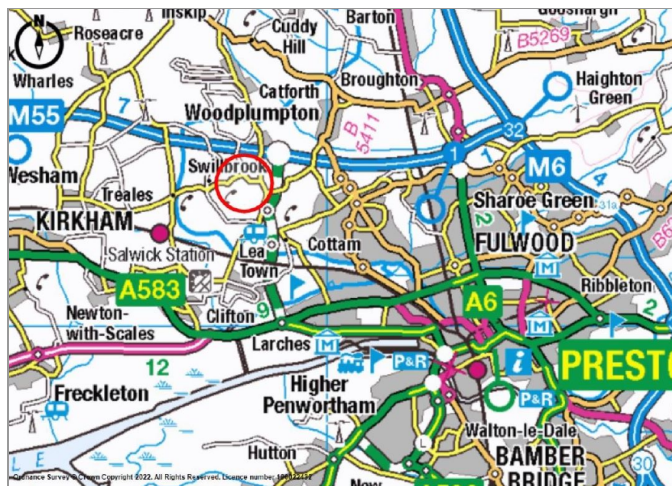
[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



**Preston office** T | 01772 883388  
25A Winckley Square E | preston@eckersleyproperty.co.uk  
Preston  
PR1 3JJ

**Lancaster office** T | 01524 60524  
76 Church St E | lancaster@eckersleyproperty.co.uk  
Lancaster  
LA1 1ET

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## Location

The premises are situated in the semi-rural village of Bartle, which is 4 miles north and west of Preston City Centre. The immediate surrounding area is semi-rural but planning permission for 1,100 houses close to the site has been granted.

The property is also close to the new Preston West Distributor Road (PWDR) due to open in April 2023..

## Description

The property comprises a mix of predominantly single-storey but part two-storey buildings of traditional brick construction. It is sub-divided and let to the three separate tenants operating commercial activities.

The property has land to the side and rear for storage use and is occupied in part by the tenants. The current owners also have temporary structures on the site that will be included in the sale of the asset.

## Accommodation

The premises extend to the following approximate gross internal areas:

	m <sup>2</sup>	ft <sup>2</sup>
<b>Unit 1</b>		
Smithy Joinery	213.79	2,301
<b>Unit 2</b>		
Smithy Garage	59.23	638
<b>Unit 3</b>		
Joinery Workshop	276.56	2,977
Ancillary	73.30	789

There is also additional land to side and rear.

## Services

We understand the premises benefit from mains electricity, water and drainage.

Interested parties must make their own separate enquiries on services.

## Rating Assessment

The premises have the following rating assessments:

Unit 1, Smithy Joinery	£6,500
Unit 2, Smithy Garage	£1,425
Unit 3, Joinery Workshop	£6,300

Interested parties should however, make their own direct enquiries of the local rating authority, Fylde Council ([www.fylde.gov.uk](http://www.fylde.gov.uk)).

## Planning

We understand the premises benefit from planning permission for their existing use as industrial joinery workshop and garage facilities generally falling within use Class E (formerly B1 & B8) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Fylde Council.

## Tenure

Understood to be freehold but subject to restrictive covenants on use.

## Tenancy Information

### Unit 1

Let for a term of 5 years from 13.04.17. This lease expires in April 2022. The current rent passing is £9,114 pa.

### Unit 2

The tenant is holding over. The current rent is £6,240 pa.

### Unit 3

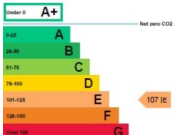


The tenant is holding over. The current rent is £7,200 pa.

**Total rental income is £22,554 pa.**

## Asking Price

Offers in the region of £450,000.

## Energy Performance Certificate

Energy performance certificate (EPC)			
Units 1-3 Blackhead Lane Salterford PR4 0RY	Energy rating <b>E</b>	Valid until: 3 April 2032	Certificate number: 0930-4881-2368-2326-2559
Property type	B8 Storage or Distribution		
Total floor area	550 square metres		
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<b>Rules on letting this property</b>			
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 registered.			
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.			
<hr/>			
<b>Energy efficiency rating for this property</b>		Properties are also given a score. The larger the number, the more carbon dioxide (CO <sub>2</sub> ) your property is likely to emit.	
This property's current energy rating is E.			
<hr/>			
		<b>How this property compares to others</b>	
		Properties similar to this one could have ratings:	
		If newly built 	
		<hr/>	
		If typical of the existing stock 	
<hr/>			
Properties are given a rating from A+ (most efficient) to G (least efficient).			

## VAT

We understand that the purchase price will be subject to VAT at the prevailing rate.

## 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.

## Enquiries

Via the sole agents:

**Eckersley**

Telephone: 01772 883388

Contact: Harry Holden/Andrew Taylorson

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