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**FOR
SALE**



OFFICES AND ANCILLARY STORAGE PREMISES WITH YARD/CAR PARKING

0.26 hectares (0.64 acres)

2,104 m² (22,647 ft²)

Newfield House
5 - 7 Fleet Street
St Annes
FY8 2DQ

- Located at the end of a cul de sac
- Approximately 600 m to the north of St Annes Town Centre
- Local amenities and public transport close by
- Redevelopment potential S.T.P.

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Location

The property and site is located within an established residential area approximately 600 metres to the north of St Annes Town Centre which offers a range of amenities together with various public transport links including St Annes railway station.

Fleet Street is a cul de sac being accessed off St Davids Road North.

Description

The property comprises a range of offices together with workshop/storage units being of brick construction with render finish beneath mixed pitched slate and flat roofs.

The offices are arranged over 3 levels providing mainly cellular accommodation. The workshop/storage accommodation is arranged in several self contained units accessed from the secure yard/car parking area.

Externally there is a yard/car park area with 29 car parking spaces plus 3 additional visitor spaces.

Accommodation

The gross internal floor areas have been estimated as follows:-

Unit	m ²	ft ²
5 – 7 Fleet Street		
GF (Offices)	116	1,249
FF (Offices)	478	5,145
SF (Offices)	171	1,841
GF (Workshop)	711	7,653
Total	1,476	15,888
Unit 1 (Workshop)	392	4,219
Unit 2 (Workshop)	147	1,582
Unit 3 (Workshop)	89	958
Total	2,104	22,647

We estimate that the total gross site area extends to approximately 0.26 hectares (0.64 acres).

Services

It is understood that mains services are provided to the premises including electricity, water, gas and drainage. Interested parties should make their own enquiries particularly in relation to capacities.

Rating Assessment

The property has 4 rating assessments as follows:

5-7 Fleet Street	£39,750
Unit 1	£8,900
Unit 2	£5,600
Unit 3	£3,400

Interested parties are advised to make their own enquiries of the rating department at Fylde Borough Council (www.fylde.gov.uk).

Planning

We understand that the premises benefit from their established use as offices and workshops (E & B2) and a Dance Studio (D2) within the Town and Country Planning (Use Classes) Order 1987 (as amended).

The property may offer potential for a variety of alternative uses subject to securing the appropriate planning consent.

Interested parties are recommended to make their own enquiries of the local planning authority, Fylde Borough Council (www.fylde.gov.uk).

Tenure

The property is mixed freehold and long leasehold. Those parts long leasehold are held on the remainder of 999 year leases. Title information available upon request.

Method of Sale

Offers are invited for the freehold/long leasehold interest by way of private treaty. Whilst there is a preference for unconditional offers, conditional offers may be considered subject to the terms.

Energy Performance Certificate

5-7 Fleet Street Fylde, St Anne's FY8 2QG	Energy rating C	Valid until 7 January 2035
Certificate number 2863-1030-1270-3793-3981		

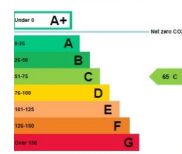
Property type	Offices and Workshop Businesses
Total floor area	1,821 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Photographs and Plans

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

VAT

All prices quoted are exclusive of, but may 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. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson / Harry Holden

Email: preston@eckersleyproperty.co.uk