

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**FOR
SALE**



**INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY**

INDUSTRIAL INVESTMENT OPPORTUNITY

1,191 m² (12,825 ft²)

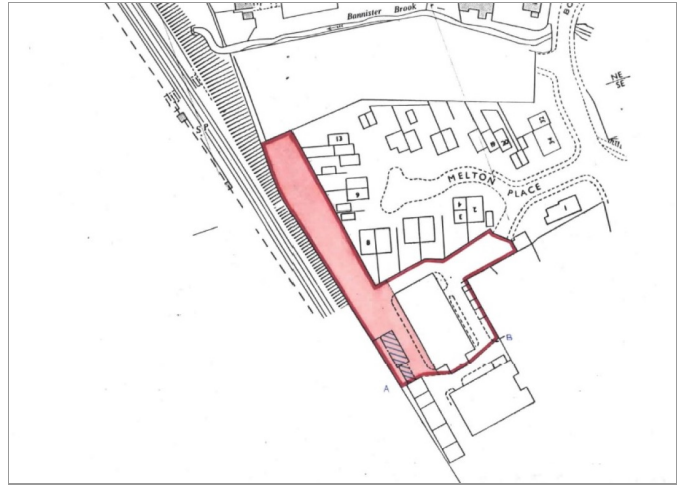
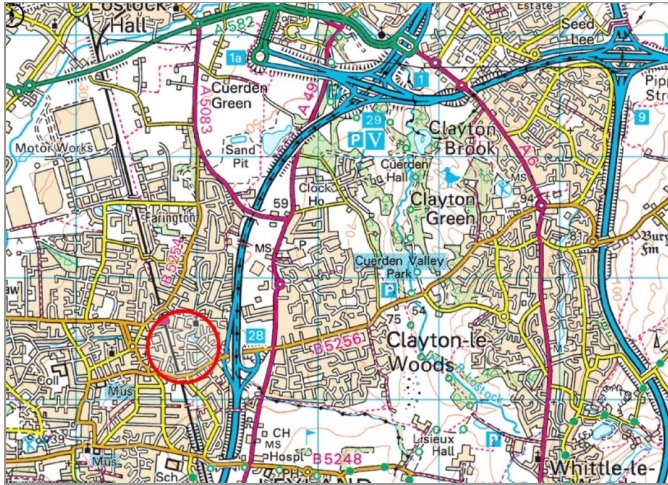
**Melton House
Melton Place
Leyland
PR25 4XU**

- Rare Freehold Opportunity
- Substantial self contained site
- Investment opportunity generating a net income of £39,000 per annum
- Excellent access to M6 Motorway

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



Location

The premises are well located on Melton Place, off Bow Brook Road, which ultimately connects to Leyland Way, approximately one mile east of Leyland town centre. Leyland town centre offers a range of amenities.

The premises are situated primarily within a residential area. Leyland train station is approximately half a mile northwest of the property and is on the West Coast Main Line, providing routes north to Scotland and south to London.

The premises benefit from excellent connectivity, being within one mile of Junction 28 of the M6 motorway and the wider motorway network, including Junction 29, which provides access to the M65 east to Burnley and the M61 south to Manchester and beyond.

Description

The site comprises a substantial clothing manufacturing facility of mixed brick and portal frame construction (with brick infill) beneath flat roofs.

Internally, the premises are configured around a main manufacturing space, with ancillary accommodation including offices, storage facilities, and amenity space such as WCs and a kitchen area.

The building has multiple access and egress points, including two commercial roller shutters and pedestrian access. A mezzanine level extends the full length of the building.

Externally, there are several outbuildings of brick construction with a mix of mono-pitch and flat roofs. The end unit has been overlaid and benefits from a commercial roller shutter.

Accommodation

The property extends to the following approximate Gross Internal Areas:

	m ²	ft ²
GF Main warehouse	799	8,600
FF Main warehouse	258	2,778
Outbuilding	37	398
Outbuilding (separately tenanted)	97	1,049
Total	1,191	12,825

The external area consists of a mixed tarmacadam yard and car park. The site extends to approximately 0.3 hectares (0.75 acres) in total.

Services

It is understood that all mains services are connected to the property including electricity (3-phase (capacity tbc)), gas, water and drainage.

Rating Assessment

The property has a Rateable Value of £27,250.

Interested parties are recommended to make their own enquiries via the local rating department at South Ribble Borough Council (www.southeribble.gov.uk).

Planning

We understand that the premises benefit from an established lawful use generally within Classes B2/B8 within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, South Ribble Borough Council (www.southeribble.gov.uk).

Tenure

Understood to be Freehold, subject to occupational Tenancies.

Tenancy Information

The bulk of the site will be let to Nalestar Limited (CRN: 01255101) on a new 5-year FRI lease at a rent of £36,000 per annum, exclusive, with completion due simultaneously with the sale.

The balance of the site is leased separately to 'The Embroidery Unit' (sole trader) on a 5-year effective FRI lease, w.e.f. 24th February 2025, at a passing rent of £3,000 per annum, exclusive. There is a rent review after the first year of the term in line with CPI. In addition to the rent, the Tenant contributes £166.67 per month plus VAT towards a service charge covering site running costs, including building maintenance.

The lease for The Embroidery Unit can be provided upon request, while the draft Nalestar lease will be made available prior to the completion of the sale.

Method of Sale

Sale and leaseback by private treaty

Asking Price

Offers in the region of £475,000

EPC

The site has been given an EPC rating of F. The vendor is currently undertaking works to improve this to a D rating to facilitate the letting to Nalestar Limited.

Energy Performance Certificate

Nalestar Limited Melton Place LEYLAND PR25 4XJ	Energy rating	F	Valid until	25 February 2026
			Certificate number	7462 9857 3534 4431 1589

Property type	Offices and Workshop Businesses
Total floor area	1,044 square metres

Rules on letting this property

! You may not be able to let this property.

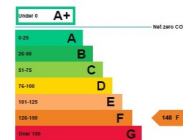
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is F.



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.

Legal Costs

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

VAT

All figures quoted will be subject to VAT at the standard 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 tenant.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk