

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
incorporating Irvine Taylor

**FOR
SALE**



INDUSTRIAL INVESTMENT OPPORTUNITY

0.88 hectares (2.165 acres)

2,170 m² (23,358 ft²)

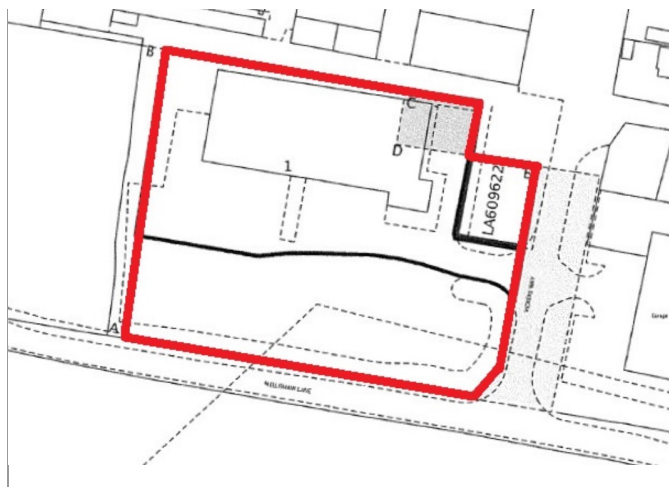
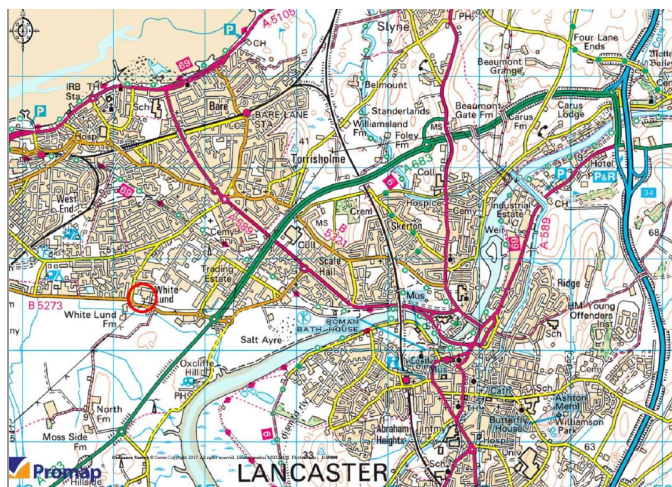
**Fowlers Depot
Mellishaw Lane
Morecambe
LA3 3FB**

- Accessible location
- Predominantly retail and trade retail location
- Range of development and asset management opportunities
- Attractive reversionary interest

www.eckersleyproperty.co.uk

Preston office **T** | 01772 883388
 Starkie Court **F** | 01772 881602
 13 Starkie Street **E** | preston@eckersleyproperty.co.uk
 Preston
 PR1 3LU

Lancaster office **T** | 01524 60524
 Castle Chambers **F** | 01524 381477
 China Street **E** | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1EX



Location

The site and premises occupy a prominent position fronting onto Mellishaw Lane at its junction with Vickers Way adjacent to a Volkswagen motor dealership. The immediate area comprises a range of motor trade and trade retail businesses in addition to Sunnyfield Retail Park.

White Lund Industrial Estate is also located immediately to the north east being one of the areas most established business parks.

The newly opened Heysham bypass (A683) provides excellent communications with junction 34 of the M6 being approximately 3.5 miles to the north east.

Description

The property comprises a detached warehouse of portal frame construction surmounted by insulated steel profile cladding beneath a profile clad roof dating back to approximately 1994.

The warehouse is accessed from the yard via 5 commercial doors being mixed roller shutter and concertina in addition to several personnel doors. The warehouse provides clear span accommodation with approximate eaves height of 6.25 m.

Offices are provided over 2 floors at the at the south east corner of the warehouse.

The property is situated within a large secure yard area of mixed concrete, tarmac and hardcore finish.

Accommodation

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

	m ²	ft ²
Warehouse	1,860	20,021
Offices	310	3,337
Total	2,170	23,358

We estimate that the gross site area extends to approximately 0.88 hectares (2.165 acres)

Services

We understand the premises generally benefit from mains electricity (3-phase), gas and water. Drainage is to a private septic tank.

The site further benefits from a wind turbine.

Rating

The site has 2 rateable values of £79,500 (Warehouse & premises) & £5,700 (Storage containers). Interested parties are, however, advised to make their own separate enquiries with Lancaster City Council (tel. 01524 582920).

Planning

We understand that the premises benefit from planning permission generally within class B2 & B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries via the Local Planning Authority, Lancaster City Council (01524 582900).

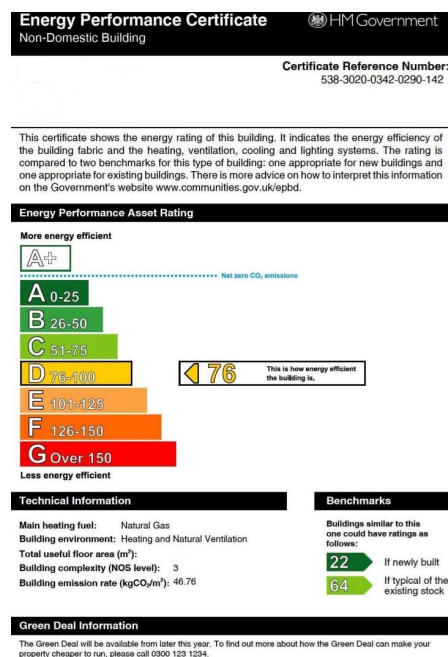
Tenure and occupational lease information

The site and premises are available freehold, subject to an occupational lease to F.O.M Removals Ltd (Company number 03979129) for the remainder of a 9 year lease w.e.f 1st March 2015 at a passing rent of £49,200 per annum, exclusive. The lease does not include any rent reviews. The lease is available upon request.

Proposal

Offers are invited in the region of £750,000. A purchase at this level reflects a **net initial yield of 6.18%, an attractive reversionary yield of 13.33% and low capital value of £27.63 per ft² (assuming a value of £150,000 for 1 acre of surplus land)** after purchaser costs of 6.05%.

Energy Performance Certificate



Legal Costs

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

VAT

All prices quoted within these particulars will not be subject to VAT at the prevailing rate.

Further enquiries

Further information via the sole agents:

Eckersley

Contact: Mark Clarkson
 Telephone: 01524 60524
 Email: mac@eckersleyproperty.co.uk

Acting on behalf of Simon Thomas & Arron Kendall, Joint Administrators of Gelmode Limited.