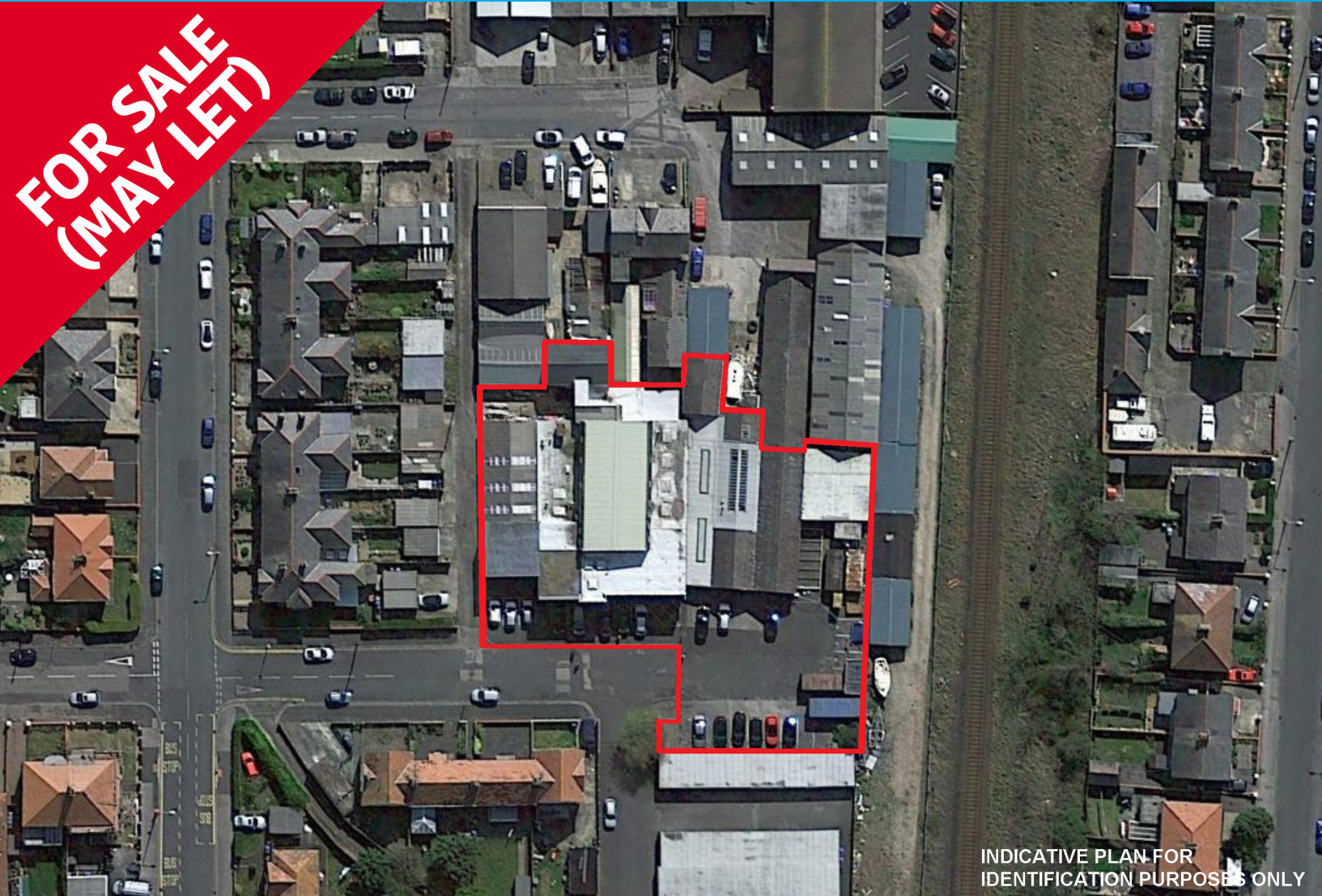


Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
incorporating Irvine Taylor

**FOR SALE
(MAY LET)**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

OFFICES AND ANCILLARY STORAGE PREMISES WITH YARD/CAR PARKING

0.26 hectares (0.64 acres)

2,104 m² (23,647 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 closeby
- Redevelopment potential S.T.P.

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Lancaster office

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China Street

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Lancaster

LA1 1EX



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 from St Davids Road North.

Description

The property comprises a range of quality 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 well maintained 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.

Accommodation

The gross external 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	23,647

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	£38,500
Unit 1	£8,700
Unit 2	£4,150
Unit 3	£2,200

Interested parties are advised to make their own enquiries of Fylde Borough Council (01253 658658).

Planning

We understand that the premises benefit from their established use as offices and workshops (B1 & B2) and a Dance Studio (D2) within the Town & Country, (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 (01253 658457).

Tenure

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

Method of Sale

Conditional or unconditional offers are invited for the freehold/long leasehold interests by way

Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building

Unit 1 - 2

5 Fleet Street

LYTHAM ST. ANNES

FY8 2DQ

HM Government

Certificate Reference Number

9220-2029-0311-8250-1020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

91

This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 432

Building complexity (NDS level): 3

Building emission rate (kgCO₂/m²): 37.4

Benchmarks

Buildings similar to this one could have ratings as follows:

51 If newly built

102 If typical of the existing stock

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.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk



Regulated By RICS

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