# FOR SALE BEST AND FINAL OFFERS TO BE RECEIVED BY 5:00PM ON WEDNESDAY 23<sup>RD</sup> MAY 2018

UNITS 1, 2 & 3 PLUS PLOT OF LAND WYRE COURT (OFF) BRACEWELL AVENUE POULTON LE FYLDE FY6 8JF

- 3 NO. SINGLE STOREY INDUSTRIAL UNITS
- PLUS PLOT OF LAND
- MULTIPLE CAR PARKING SPACES TO THE FRONT
- CONVENIENT LOCATION ON POULTON INDUSTRIAL ESTATE, EASE OF ACCESS TO M55 (& M6)
- PRESENTLY TENANTED BUT SUBJECT TO VACANT POSSESSION WOULD SUIT AN OWNER OCCUPIER

**ASKING PRICE: £230,000** 





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## WYRE COURT, BRACEWELL AVENUE

#### **LOCATION**

Located on Wyre Court and accessed off Bracewell Avenue, which is on Poulton Industrial Estate at Poulton Le Fylde. Ease of commuting is available into Poulton Le Fylde and neighbouring towns to include Thornton Cleveleys and Blackpool. Ease of commuting is also available towards the M55 motorway.

#### **DESCRIPTION**

Three separate single storey industrial units within a terrace, that are presently tenanted but that subject to vacant possession could suit an owner occupier. The units can be utilised as a whole (subject to works) if required or occupied by one operator (subject to vacant possession).

There is a car park and vehicle turning area to the front providing multiple parking spaces.

#### **ACCOMMODATION**

UNIT 1

GIA: 1,460 SQ FT

UNIT 2

GIA: 1,460 SQ FT

UNIT 3

GIA: 1,460 SQ FT

**COMBINED** 

GIA: 4,380 SQ FT

PLOT OF LAND:

Subject to planning permission, this plot of land is large enough to construct 2 no. additional units.

(See plan image)

### **RATEABLE VALUE**

To be confirmed

#### VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

#### **VIEWING ARRANGEMENTS**

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1.

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.





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(4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order. Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.