

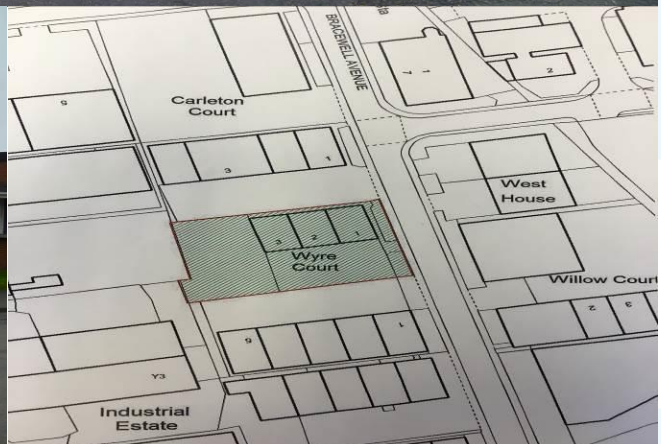
FOR SALE

BEST AND FINAL OFFERS TO BE RECEIVED BY 5:00PM ON WEDNESDAY 23RD 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



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
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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.

Disclaimer

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.