

FOR SALE

EVEREST ROAD
QUEENSWAY INDUSTRIAL ESTATE
LYTHAM ST ANNES
FY8 3AZ

- INDUSTRIAL INVESTMENT OPPORTUNITY
- CIRCA 61,500 SQ FT GIA
- MAINLY OPEN PLAN GROUND FLOOR WAREHOUSE SPACE, WITH FIRST FLOOR OFFICES
- LEASED TO QEP AT £110,000 PA EXC.

ASKING PRICE: £1,300,000 – OFFERS INVITED



Duxburys
Commercial

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EVEREST ROAD, LYTHAM ST ANNES

LOCATION

This industrial investment building occupies a prime location within St Annes, on the Queensway Industrial Estate, which is the main industrial/business park for the area. The building occupies a position on the corner of Everest Road and Scafell Road. Everest Road connects onto Kilnhouse Lane which in turn connects onto Queensway (B5261). Queensway is a main arterial route connecting Blackpool with Lytham Sty Annes. Ease of commuting is available to a variety of surrounding areas.

DESCRIPTION

This is an excellent industrial investment opportunity comprising:

- Warehouse building measuring GIA: 61,500 sq ft (to include office space measuring approximately 2900 sq ft).
- Let to QEP on a 10 year lease that runs from 8.11.2016.
- Rental £110,000 per annum exc.
- Tenant and landlord break option at the end of year 5.
- Rent review date 8.11.2021, upwards only basis.
- Full repairing and insuring lease
- The building benefits from hard standing yard area.

ACCOMMODATION

GROUND FLOOR

Warehouse/storage space

MEZZANINE FLOOR

Office and storage space

Total GIA: 61,500 sq ft

EXTERNALLY: large hard surfaced yard area

LEASE

Lease details available on request.

RATEABLE VALUE

Rateable Value: £101,000 pa. This is not the amount payable but is used to calculate the rates payable.

EPC RATING

TBC

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.

ADDITIONAL PHOTOS

See the back page of the brochure for additional photos.

Disclaimer/ Planning Disclaimer

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