



S.J. Gartside Property Management Services

Unit M, Cocker Avenue, Poulton Business Park.

Description

A single story industrial/warehouse unit, brick built, with insulated corrugated cement clad roof with translucent roof panels supported on steel trusses. The property features a secure fenced yard.

Internally the premises comprise of a workshop/warehouse and WC's, with a concrete floor, LED strip lighting and access via a large sliding door. The property has an enclosed yard area to the front with off street parking for customers and staff in front of the yard area.

Measurements

Gross Internal Area is 1,708 Sq ft. (158.6 Sq m)

Building Dimensions are 58' 0" by 29' 5". (17.68m x 8.97m)

Eaves height is 10' 10" (3.30m) and access is 9' 8" in height and 9' 11" in width. (2.96 m x 3.03 m)

The fenced yard is approximately 1,015 ft² (94 m²)

The unfenced forecourt (parking) is approximately 705 ft² (65 m²)

Services

The property is connected to a metered mains water supply and mains sewers, there is a metered 3 Phase (100 amps per phase) electricity supply.

Rents

The annual rent is £9,900.00 payable in monthly instalments of £825.00 in advance on the first day of each month.

Rent is not subject to VAT and there are no service charges.

Other Costs

The rateable value of the property is currently unknown, the unit was previously let with the adjacent unit and rated accordingly.

When split we expect the rateable value to be largely in-line with the property next door (unit O) which currently is £ 6,900 and will be £ 8,000 from April 2023. The full annual rates (NNDR) payable (2022/3) is estimated as £ 3,443.00 and (2023/4) is estimated as £ 3,992.00.

Where tenants qualify for Small Business Rate relief, the annual NNDR charge is calculated to be £0.00. The annual buildings insurance is payable in October and in 2022 was £ 534.11.

Terms

The property is offered on a full repairing and insuring lease with a minimum term of 3 years. A security deposit of £ 1,000.00 is required.

