

MYTHOP FARM

MYTHOP ROAD, WEETON
BLACKPOOL, FY4 4XB



FREEHOLD FOR SALE

OFFICE, WAREHOUSING AND OPEN STORAGE

WHOLE SITE EXTENDS TO 5.7 ACRES

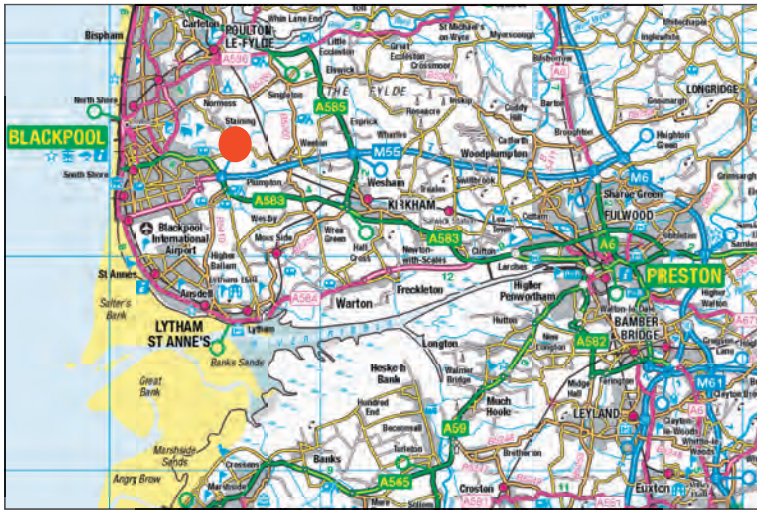
CONTACT HITCHCOCK WRIGHT & PARTNERS
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L2 9SH

Hitchcock **Wright**
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CHARTERED SURVEYORS

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SITUATION & DESCRIPTION

The properties comprise former agricultural buildings and open storage converted for the use of offices, warehousing and open storage situated on the north side of Mythop Road which is the A583 close to the village of Weeton approximately 5 miles from Blackpool and 12 miles from Preston. Access to the A55 is gained via Junction 3 allowing easy access to Blackpool, Preston and the north-west motorway network.

ACCOMMODATION

The whole site extends to approximately 5.7 acres of which 2.5 acres are covered by buildings and hard standings.

Approximate Floor Areas are as follows:-

Offices	233 sq m	(2,500 sq ft)
Warehousing	1,400 sq m	(15,000 sq ft)
External Storage	151 sq m	(1,625 sq ft)

TENURE

It is understood that the property is held freehold subject to and with the benefit of the rights of access over the entrance from Mythop Road.

SALE PRICE

Offers in the region of £2 million is sought for the Freehold interest of the site with vacant possession.

UNIFORM BUSINESS RATES

Information extracted from the VOA Business Rates Website confirms the Rateable Value of £28,000. Interested parties should make their own enquiries with Fylde Borough Council.

EPC

An EPC has been commissioned and will be available to interested parties.

VAT

The premises have been elected for the purposes of VAT. VAT will be payable on the purchase price.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners.

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Details Prepared March 2014

Subject to Contract

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