

**TO LET (MAY
SELL)**



Stockton Street, Littleborough, OL15 8YJ

Circa 37,217 sq ft on 1.93 acres

Preliminary Announcement

Detached Warehouse unit with a large secure yard

- Unit Due to Undergo an Extensive Refurbishment
- Large secure yard
- Steel portal frame construction
- **PRICE ON APPLICATION**

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Location

The property is situated on Stockton Street, off Featherstall Road (A58). Surrounding occupiers include Lancashire Dairies, SGS, OG Distribution and also Lidl Supermarket is within walking distance.

Description

A detached two bay warehouse on a large secure surfaced site benefitting from four roller shutter doors, 5.5 metre eaves (7.8metres to the apex) and single storey integral offices.

The property is due to undergo an extensive refurbishment which will likely include a newly overclad roof, new external cladding to the elevations, refurbished offices and a general refurb throughout.

Rental / Price

The property is available on a leasehold basis (post refurb) and the rent post refurb is likely to be £7.00psf.

Alternatively, a sale may be considered.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with BC Real Estate & Barton Kendal Commercial. Please contact:

John Barton

john@bcrealestate.co.uk

Marc Wright

marc@barton-kendal.co.uk