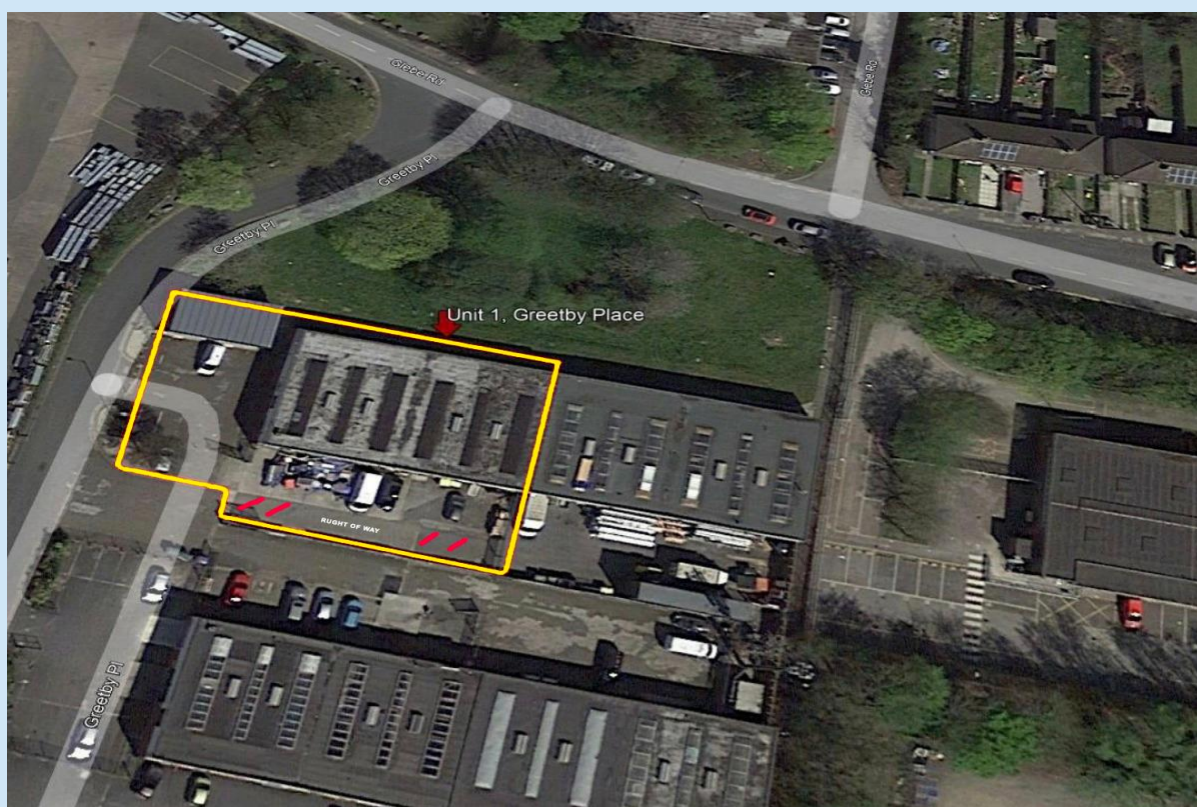


# UNIT 1 GREETBY PLACE, WN8 9UL

## Offers in Region of £599,950 (£77sq ft)

6,800SQ FT | SPACE FOR UP TO 22 PARKED CARS | UP TO 12% POTENTIAL YIELD  
| OWNER OCCUPIER WITH INCOME OR SIPP/INVESTMENT | FREEHOLD | NO VAT



Located on the Gillibrands industrial estate in Skelmersdale, the property can be found at the entrance to Greetby Place just off Glebe Road.

The property comprises of a (1a) detached, newly constructed workshop unit with double roller shutter doors leading into the open plan workshop areas beyond, together with a gated car park. 810sq ft. This property has a two WC and a kitchen area. Adjacent to this is the original warehouse, which is part-brick, part-profile cladding elevations, security roller shutters to all windows and roller shutter entry doors. This unit has been split into two (1b which is approx. 2,000sq ft) and (1c which is approx. 4,000sq ft). Each unit has an open plan warehouse space and an office, staff room and suspended ceilings. Both units have separate male / female toilets, and Unit 1c has a large kitchen/staff room. The property consists of both gas and electric supply and fibre internet cabling installed. In total, there's approximately 22-25 car parking spaces.

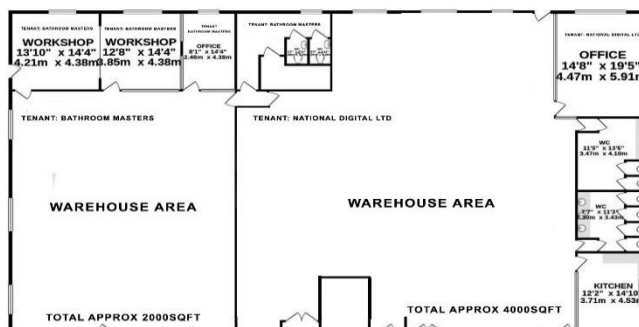








FLOOR PLAN BELOW - NOT TO SCALE & PROVIDED FOR INDICATIVE PURPOSES ONLY. MEASUREMENTS ARE ESTIMATES.



**Offers In the Region of:** £599,950.

**Tenure & Tenancies:** The property is held freehold.

The property will also be sold subject to and with the benefit of the following tenancy:

Bathroom Masters Ltd - New Workshop (1a) & 2000sq ft warehouse (1b) - 36-month tenancy from 5th May 2021, £2,500 per month.

The second warehouse of 4,000sq ft (1c) is being let to National Digital Ltd at £2,000 per month who is the owner occupier of the property. They will vacate the property on or before the sale completes.

We expect 1c to lease at £3,000-4,000 per month.

**Current Annual Rent:** £54,000 per annum

**Estimated total rental on reletting 1c:** £65,000-£72,000 per annum. Copies of the tenancy agreements are available on request.

**VAT:** No VAT will apply to the purchase price.

**Legal:** All parties are responsible for their own legal costs.

**Business Rates/Utilities:** Tenants are responsible for the rates, water and electricity used.

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**Viewing:** Strictly by appointment only – Please contact [anna@ormskirkpets.co.uk](mailto:anna@ormskirkpets.co.uk) or 07826 517 963

**Details Prepared 26 June 2023**

The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.