

For Sale
OIRO £1.35m



Detached Warehouse/Workshop with Extensive Yard

10,324 SQ FT (959.1 SQ M) - ON A TOTAL SITE AREA OF 1.031 ACRES

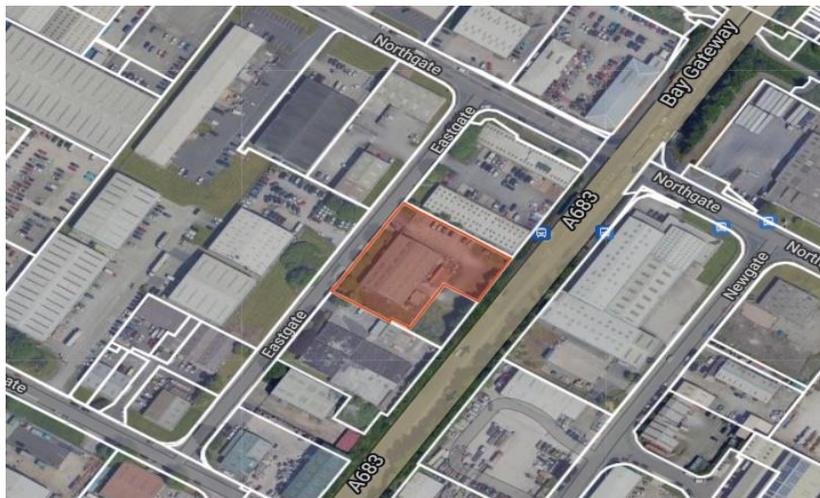
📍 706 Eastgate, White Lund Industrial Estate, Morecambe, LA3 3DY

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Turner Westwell
Commercial Agents

KEY FEATURES

- Rare freehold warehouse and yard opportunity
- Located on popular and established White Lund Industrial Estate
- Gross site area of approximately 1.031 acres (0.417 hectares)
- Regular shaped site incorporating detached 10,324 sq ft unit with offices and self-contained yard
- Suitable for a range of commercial uses - light industrial, manufacturing, storage and distribution - subject to planning permission
- Expired planning consent for the construction of 4 x 1,000 sq ft light industrial units to rear of site (Planning Ref: 10/O1154/FUL)
- Ideal owner occupier opportunity
- Potential to sub-divide and/or redevelop to suit requirements
- Nearby occupiers include Topps Tiles, Brewers Decorating Centre, Wolseley, Screwfix and Toolstation
- Convenient links to the M6 Motorway
- Sold with Vacant Possession - Offers in the Region of £1,250,000



LOCATION

The subject property is located on Eastgate on the popular and established White Lund Industrial Estate. Access to the property is gained immediately from Bay Gateway (A683), which connects directly to M6 at Junction 34 and in turn, the National Motorway Network. Lancaster City Centre is approximately 2.25km east of the property. Nearby occupiers include ATS Euromaster, Screwfix, Toolstation, Lancaster Honda, Thomas Graham, Brewers Decorators Centre, Huws Gray, Enterprise Rent-a-Car, Arnold Clark, KIA Motors and Plumbase.

DESCRIPTION

The site is regular in shape and has a reasonably flat topography, with low building site coverage of circa 20%. The site area totals to approximately 1.031 acres (0.417 ha). Vehicular access is gained directly from Eastgate.

The property itself comprises a detached, single storey industrial unit of concrete frame construction, with steel profile clad, insulated elevations, set beneath a pitched and insulated cement asbestos roof covering, incorporating 10% roof lights.

Internally, the accommodation consists of predominantly warehousing/workshop accommodation, which extends to 830 sqm (8,934 sq ft), together with ground floor canteen/kitchen and staff welfare facilities. The entire ground floor accommodation, including staff facilities, totals approximately 895.37 sqm (9,638 sq ft). In addition, the property has integral first floor office and amenity accommodation, extending to approximately 63.72 sq m (686 sq ft).

The warehouse/workshop accommodation benefits from a reinforced concrete floor surface, 5m minimum eaves and 3-phase power supply. There are 3 x loading doors each serviced by the yard.

Externally, the property has ample surfaced car parking and extensive yard (some of which is currently unsurfaced) and loading areas to the side and rear. There are landscaped gardens laid to lawn to the Eastgate/front elevation, together with additional parking.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor - Warehouse & Amenities	895.37	9,638
First Floor - Offices	63.73	686
Total	959.1	10,324

Total site area of 1.031 acres (0.417 hectares)

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

SALE PRICE

Offers in the Region of £1,250,000. Sold with vacant possession.

VAT

VAT is not applicable.

TITLE/TENURE

We understand the Property is held under two separate titles - LAN102099 (Freehold) and LAN116267 (Freehold).



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £35,000, with effect from 1st April 2023.

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

USE

Use Class E - Commercial, Business & Service.

PLANNING

The property has previously had planning consent for construction of 4 x light industrial units to the rear of the site (Planning Ref: 10/O1154/FUL). This consent has now expired.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of E(125). The certificate is valid until 4th July 2032. A full copy of the Report is available upon request.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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 each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

