



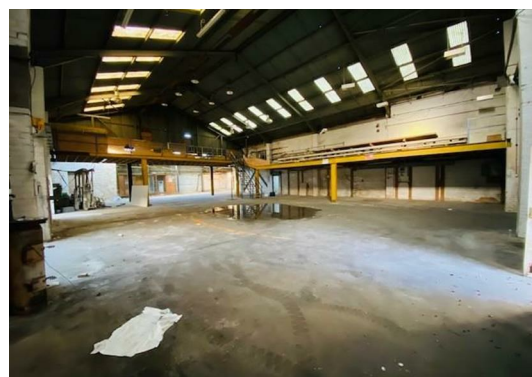
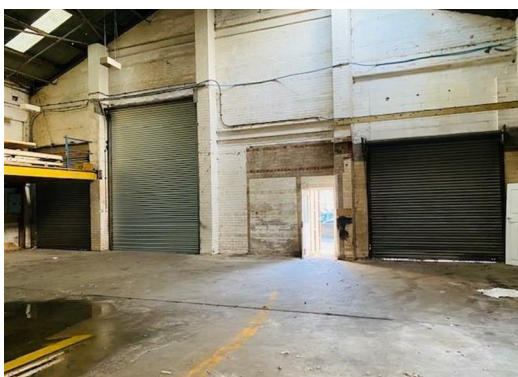
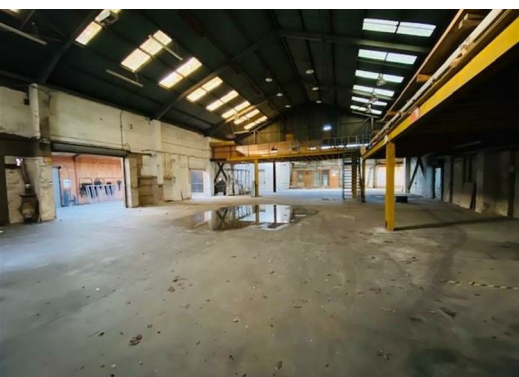
**FISHER
WRATHALL**
COMMERCIAL



Unit 2-2a at Oakencloough Mill , Oakencloough, PR3 1TB

Asking Price £250,000

FOR SALE - Units 2 and 2A are two workshop units converted into one. Substantial premises of traditional construction beneath a pitched roof. The property benefits from internal office accommodation and the site is accessed via a shared entrance. There is also yardage available by separate negotiation. Now vacant.



LOCATION

Oakenclough is a village situated in a rural location on the edge of the Forest of Bowland, approximately midway between Lancaster and Preston and approximately 6 miles east of Garstang. Access to the M6 motorway is via junction 32, approx 7 miles to the south and junction 33, approx 6.5 miles to the north.

The premises are located within an old paper mill which forms a focal point for local industrial and manufacturing businesses within Oakenclough.

DESCRIPTION

Units 2 and 2A are two workshop units converted into one. Substantial premises of traditional construction beneath a pitched roof. The property benefits from internal office accommodation and the site is accessed via a shared entrance.

There is also yardage available by separate negotiation.

Excellent potential owing to the overall size of the premises. Very deceptive owing to the mezzanine and side extensions as well.

ACCOMMODATION

Warehouse gross internal area of approx 5,554 sq ft plus mezzanine and side extensions.

ASKING PRICE

Warehouse premises: £250,000

Land/yardage: £120,000

If taken as a whole: £370,000

SERVICES

Mains water, electricity and drainage connected.

BUSINESS RATES

From a verbal enquiry made with Wyre Borough Council, we understand the rates to be as follows:-

Rateable Value:- £8000.

VAT

All figures quoted are exclusive of, but may be subject to, VAT at the prevailing rate.


VIEWING ARRANGEMENTS

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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