



TO LET COPSE ROAD FLEETWOOD FY7 7PB

2,772 ft² / 257 m² Detached Showroom/Trade Counter/Light Industrial Premises with Mezzanine Storage 615 ft² / 57 m²

- Well located just off Amounderness Way providing easy access to the Fylde Coast and the M55 Motorway
- Originally constructed as a warehouse/light industrial unit, but upgraded to provide good quality showroom facilities with full suspended ceiling and inset lighting and carpeting throughout
- Electronic shutters to all elevations and uPVC display windows and doorways

**Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Situated on the corner of Copse Road/Maritime Street adjacent to the Fisherman's Friends manufacturing complex and close to Fleetwood Town Centre.

Just off Amounderness Way, providing easy access to the Fylde Coast and the M55 Motorway.

Description

Single storey portal framed property originally constructed as a warehouse/light industrial unit, but upgraded in recent years to provide good quality showroom facilities.

The property has been extensively refurbished over the years including new profile cladding to walls and roof, electronic shutters and uPVC doors and windows.

Accommodation

Gross internal dimensions 47' 8" x 58' 3".

Arranged as a showroom with suspended ceiling with a combination of LED and Category II lighting, fully tiled ceramic floor overlaid with carpet tiles, reception/office, kitchen and WC facilities.

An additional mezzanine storage facility has been incorporated extending to approximately 615 ft². The staircase has been removed and a loft ladder installed.

Car parking/servicing areas to front and side of the property.

Assessment

The Rateable Value is listed at £11,000 and is therefore subject to Small Business Rates Relief.

Planning

Currently used as a retail showroom, the premises are considered suitable for a wide variety of uses including trade counter, light industrial and warehouse.

Prospective tenants are advised to make their own enquiries of Wyre Borough Council Planning Department on 01253 891000.

Lease

The premises are offered on a 3 year lease or multiples thereof subject to upward only rent reviews at 3 yearly intervals.

The lease shall be upon full repairing and insuring terms.

Rental

£20,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

A copy of the EPC will be made available in due course.

Legal Costs

Each party are to be responsible for their own legal costs involved in the preparation of the lease.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk