



WIGNALL
BROWNLOW

CHARTERED SURVEYORS

FOR SALE

**FREEHOLD FOOD PROCESSING FACILITY
WITH TRADE COUNTER
APPROX 376 SQ M (4,050 SQ FT)**



**94 DOCK STREET
FLEETWOOD
FY7 6JW**

Situation & Description

The property is situated on the north side of Dock Street at the junction with Church Street, adjacent to flats, industrial premises and opposite Wynsors Shoes.

Dock Street is a continuation of the A585 providing access to the Freeport and town centre retail areas.

The property comprises a former meat processing facility with trade counter and self contained first floor offices. The building occupies approximately 50% site cover, with an adjoining car parking area extending to approximately 0.028 ha (0.07 acres).

Internally, the property is fully fitted for use as a meat processing facility. The fit out creates a ground floor trade counter area with production area to the rear formed from wipe down wall panels, tiled flooring with integral drainage channels, chiller and freezer plant and florescent strip lighting.

Above the front section there are self contained offices, partitioned to provide three private offices, kitchen and WC's.

There are solar panels installed on the profile metal mono pitched roof section.

Accommodation

| DESCRIPTION | SQ M | SQ FT |
|---|---------------|--------------|
| Ground Floor | | |
| Offices & Ancillary | 28.94 | 312 |
| Trade Counter | 39.73 | 428 |
| Production incorporating Chillers and Freezer | 121.20 | 1,305 |
| Loading Bay & Ancillary | 85.26 | 918 |
| First Floor | | |
| Offices & Ancillary | 101.04 | 1,088 |
| TOTAL | 376.17 | 4,051 |

Services

We understand that all the usual main services are available to the property.



Rating

The property is assessed as follows:

“Factory & Premises” at an RV of £7,300.
“Offices & Premises” at an RV of £5,000.

The Uniform Business Rate for 2018/2019 is 49.3 p.

Energy Performance

An EPC & Recommendation Report may be downloaded from www.wignallbrownlow.co.uk.

Tenure & Tenancies

We understand the property tenure is Freehold.

The roof space above the loading bay is let on a 25 year lease to Solargen Plus Limited (SPL).

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

Terms

Offers are invited for the benefit of the freehold interest.

Viewing

Strictly by appointment with Wignall Brownlow.

Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.

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SUBJECT TO CONTRACT**