



WIGNALL
BROWNLOW

CHARTERED SURVEYORS

FOR SALE

**FORMER MEAT PROCESSING FACILITY
APPROX 913.29 SQ M (9,830 SQ FT)
ON 0.17 HA (0.42 ACRES)**



**CORNFORD ROAD
BLACKPOOL
FY4 4QQ**

Situation

The property is situated on the north side of Cornford Road, which is accessed off Clifton Road and forms part of the Clifton Trading Estate.

Access to Junction 4 of the M55 is approximately one mile to the east of the subject unit. This provides access to the National Motorway Network at Junction 32 of the M6.

Description

The property comprises a meat processing facility, extending to a gross internal area of approximately 913.04 sq m (9,828 sq ft), on a site extending to approximately 0.17 ha (0.42 acres).

The accommodation is provided in two buildings with a central service area.

Construction

Building 1 is of part single/part two storey brick construction beneath a flat roof above the offices and a pitched corrugated asbestos clad roof supported on steel trusses above the single storey section. There is loading access to the front and western elevations.

Internally, the property is fully fitted for use as a meat processing facility. The fit out creates a ground floor production area formed from insulated wipe down wall and ceiling panels, stainless steel protection panels, non-slip sealed flooring with integral drainage channels, chiller and freezer plant.

Building 2 is of single storey brick construction beneath a profile metal clad roof with solar panels to the south facing pitch. There is a single storey flat roofed extension to the rear.

Externally, the property has a yard area secured by palisade fencing and there are parking areas to the front and side.

Services

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

Rating

The property is assessed as follows:

“Workshop & Premises” at an RV of £17,750.

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

Accommodation

DESCRIPTION	SQ M	SQ FT
Building 1		
Offices	32.23	347
Production	373	4,015
Freezer	115.92	1,248
First Floor Offices	32.23	347
Mezzanine	41.28	444
Loading Bay	65.97	710
Building 2		
Main Workshop	188.90	2,033
Extension	63.51	684
TOTAL	913.04	9,828

Energy Performance

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

Tenure

We understand the property tenure is Freehold.

The roof space to Building 2 is let on a 25 year lease to Solargen Plus Limited (SPL) and title for the installations remain with SPL.

VAT

Prices, outgoing 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



Misrepresentation Act 1967 These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate, they are not guaranteed and will not constitute any part of any contract in accordance with the Misrepresentation Act 1967.