

The Fisheries Office, Brickcroft
Lane, Croston PR26 9AU

Office Premises
52.50 sqm (565 sqft)

to let



£7,500 per annum

- Open plan 1st floor office
- Affordable self-contained premises qualifying for small business rates relief
- Abundant on site car parking
- Rural setting with views over countryside and Twin Lakes
- On site café

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4 Winckley Court, Preston PR1 8BU

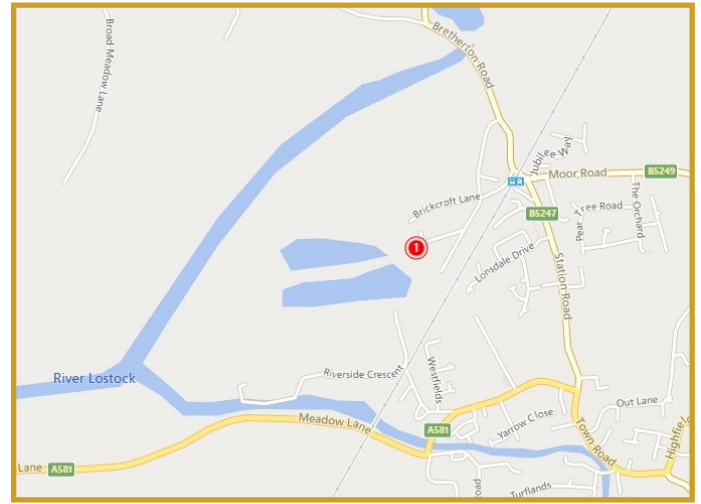
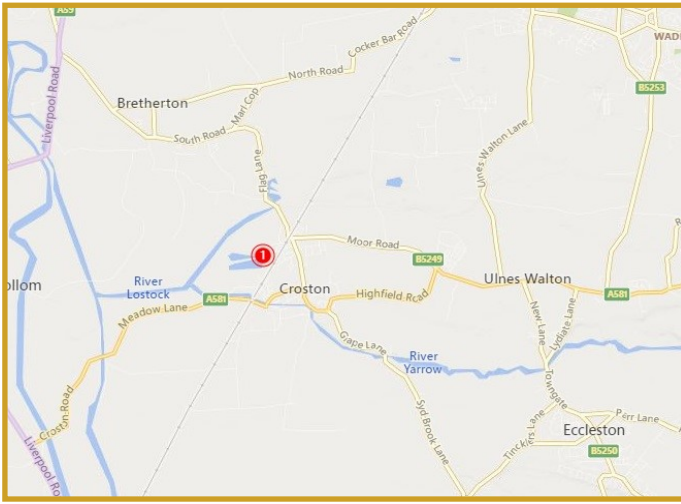
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Location

The subject is situated within a rural position on the outskirts of Croston village, close by to the Twin Lakes Industrial Estate. The property is part of the Twin Lakes fishery complex and occupies the 1st floor of a 2 storey building, the ground floor of which is a coffee shop/café. The property benefits an outlook over the fishing lakes and beyond to woodland and countryside.

Description

The property occupies the 1st floor office of this 2 storey building. The suite has a shared entrance vestibule leading to a self-contained access stairwell to the 1st floor with a secured door leading from the stairwell into the suite. The suite is open plan with an enclosed area providing WC. The accommodation is vaulted and has windows to 3 elevations benefiting excellent natural lighting. The property benefits gas central heating, LED lighting, double glazed windows and is fully decorated and carpeted. There is ample on site car parking and it is anticipated that there is car parking to be allocated with the subject suite up to circa 12—14 spaces.

Accommodation

The suite extends to 52.50 sqm (565 sqft).

Services

We understand mains services are connected to the property to include mains water, drainage gas and electric. An ingoing tenant will be responsible for payment of these utilities services. Gas to the accommodation is a landlords supply that is sub-metered and both electric and water are, again, sub-metered to a landlords supply.

Planning

The property is considered suitable for office and administrative type uses or similar uses within a similar planning use. Interested parties should make direct enquiries with the local planning authority if their proposed use does not meet with an office/administrative planning use.

Business Rates

The property does not currently appear to attract a rating assessment. Given the property size and location it is anticipated that any assessment would fall beneath the threshold for small business rates relief at present and those qualifying for small business rates relief are likely to have zero rates payable. Any interested parties should clarify this statement for themselves by making enquiries prior to entering into any agreement. Any business rates ultimately levied, on the premises, will be responsibility of any ingoing tenant.

Lease

The property is available by way of a new lease on terms to be agreed. A copy draft lease is available upon request.

Rental

£7,5000 per annum plus service charge for upkeep of external areas and payment of utilities and any business rates due.

Legal costs

Each party to be responsible for own legal costs incurred in any transaction.

EPC

Energy Performance Certificates will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

December 2022

Ref: AG0665

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Anti=Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.



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