

FOR SALE

WESHAM DEPOT,
FLEETWOOD
ROAD, WESHAM
PR4 3HE

1.9 Acres
0.77 Hectares

- Freehold opportunity
- 1.9 acres of land
- 2,721 sq ft warehouse
- Located at J3 of the M55

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LOCATION

The property is situated off J3 of the M55, 1.2 miles north of Wesham. Blackpool is located 7 miles to the west and Preston is 10 miles to the east. J32 of the M6 is 8 miles to the east. The M6 runs south to Birmingham and north to Carlisle.

The property is in a predominantly rural location with a number of industrial units, a sports village and AFC Fylde football stadium to the south.

DESCRIPTION

The property comprises a former National Highways warehouse and salt barn set on c. 1.9 acres of land. The warehouse is of concrete frame construction with brick elevations beneath a pitched corrugated sheet roof and extends to 2,721 sq ft. Internally, the warehouse offers workshop accommodation with staff facilities. There are four roller shutter doors providing access. The salt barn is of concrete frame construction and in a relatively poor condition.

Approximately 1.04 acres of the site is surfaced with macadam, and secured with palisade steel fencing. Access is via an electric sliding metal gate. The remainder of the site comprises a macadam surfaced access road together with sloping grassland containing trees.

ACCOMMODATION

1.9 acres (0.77 hectares) of land with 2,721 sq ft warehouse in situ.

PLANNING USE

The property currently falls into the Sui Generis use class as it has most recently been used as a highways depot.

We consider that given its location, the property could be suited to a range of users including industrial, a drive through operator or a petrol station.

TERMS

The Freehold Interest in the property is available For Sale with Full Vacant Possession.

PRICE

Offers over £300,000

RATEABLE VALUE

Current: £42,000

Rates Payable: £18,144

The 2026/27 figure is shown above. Interested parties are advised to confirm the accuracy of this by contacting the Local Authority Directly

ADDITIONAL NOTES

The purchaser will be required to satisfy AML requirements.

EPC

The property has an EPC rating E.

LEGAL COSTS

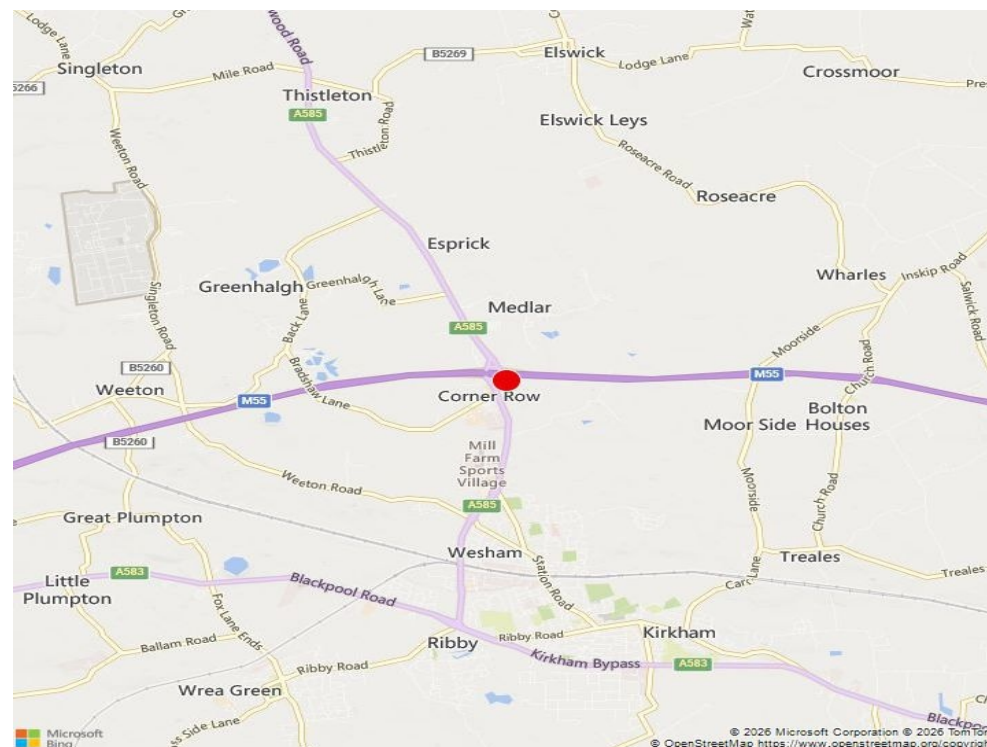
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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