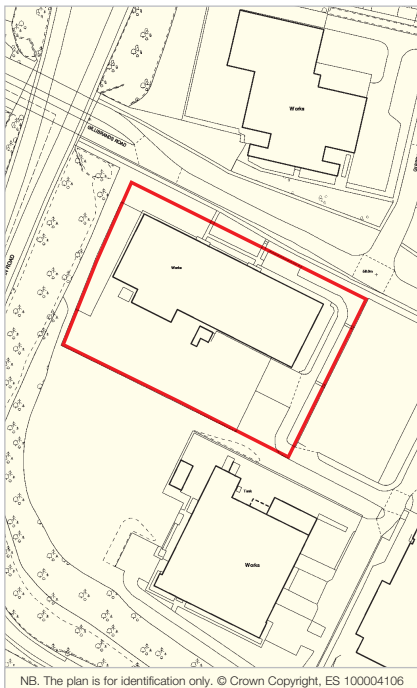
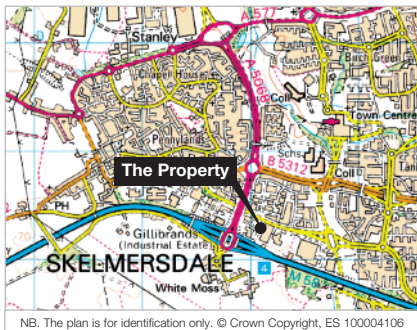


Skelmersdale **Karl Vella Autobody** **Repairs Ltd** **Gillibrands Road** **Lancashire** **WN8 9TA**

- **Freehold Industrial Ground Rent**
- Secured on 3.57 acre site adjacent to motorway junction
- Rent Review 2023
- Reversion 2072
- Current Rent Reserved

£28,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Skelmersdale was created a New Town in 1961 and occupies a strategic location on the north side of the M58 Motorway close to the junction with the M6 Motorway. Manchester is some 30 miles to the east, Liverpool 20 miles to the south and Preston 16 miles to the north. Gillibrands is a well established industrial area located to the south-west of central Skelmersdale, at Junction 4 of the M58 Motorway.

The property is located on Gillibrands Road opposite the junction to Glebe Road.

Occupiers close by include Langburn, Turtle Wax, Dresser, Graylow and Matalan.

Description

The property comprises a site extending to some 1.44 hectares (3.57 acres) upon which has been built an industrial unit of some 3,912 sq m (42,109 sq ft).

Site Area 1.44 Hectares (3.57 Acres)

Tenancy

The entire property is at present let to KARL VELLA AUTOBODY REPAIRS LIMITED for a term of 99 years from 26th January 1973 at a current rent of £28,500 per annum. The lease provides for rent reviews every twenty-fifth year of the term geared to the rental value of the land excluding buildings and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate

EPC Rating 101 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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