

Units 1-6 Maritime Street Fleetwood, Lancashire FY7 7PB

lot 91

Freehold Industrial Investment

- Comprises six industrial units
- Totaling approximately 1,484.38 sq m (15,978 sq ft)
- Situated in an established industrial location
- Well located off the A585

Rent
£46,143 per annum exclusive (2)



On behalf of
Hansteen

Location

Miles: 7 miles north of Blackpool
20 miles north-west of Preston
50 miles north-west of Manchester
Roads: A585, M55 (Junction 3), M6 (Junction 32)
Rail: Poulton-le-Fylde Railway Station
Air: Blackpool International Airport

Situation

The property is situated in an established industrial location 1/2 mile from Fleetwood town centre on the south side of Maritime Way, and is well located off the A585 which provides access to Junction 3 of the M55.

Description

The property comprises an unbroken terrace of six industrial units providing workshop and office accommodation over the ground and first floors. Each unit benefits from vehicle accessible roller shutter doors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Unit 1	Ground First	Workshop Office	218.80 sq m (2,355 sq ft) 51.30 sq m (552 sq ft)	INDIVIDUAL	3 years from 19/01/2015 (1)	£8,873 (2)	18/01/2018
Unit 2	Ground First	Workshop Office	216.30 sq m (2,328 sq ft) 47.00 sq m (506 sq ft)	BEYOND NUTRITION LIMITED	3 years from 19/02/2016 (3)	£5,068 (4)	18/02/2019
Unit 3 & 4	Ground First	Workshop/Office Office	319.60 sq m (3,440 sq ft) 74.30 sq m (800 sq ft)	PROMUSCLE PRODUCTS MANUFACTURING LIMITED	3 years from 01/01/2016 (5)	£16,481	31/12/2018
Unit 5 & 6	Ground Mezzanine First	Workshop/Office Ancillary Office/Ancillary	378.27 sq m (4,072 sq ft) 89.25 sq m (961 sq ft) 89.56 sq m (964 sq ft)	VMS SOLUTIONS LIMITED	3 years from 18/11/2014 (6)	£15,721	17/11/2017
Total			1,484.38 sq m (15,978 sq ft)			£46,143 (2)	

- (1) The lease provides for a tenant option to determine on 19th January 2017.
- (2) The current rent reserved is £4,437 p.a.x, the lease provides for a fixed increase in rent on 19th September 2016 to £8,873 p.a.x. The seller has agreed to adjust the completion monies so that the unit will produce £8,873 p.a.x from completion of the sale.
- (3) The lease provides for tenant options to determine on 19th February 2017 and 19th February 2018.
- (4) The lease provides for fixed increases in rent. On 19th February 2017 the rent will increase to £6,335 p.a.x and on the 19th February 2018 the rent will increase to £7,602 p.a.x.
- (5) The lease provides for tenant options to determine on 1st January 2017 and 1st January 2018.
- (6) The lease provides for a rolling tenant option to determine on providing three months' prior notice.

For further details please contact:
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Buyer's Legal Report Service:
Dentons UKMEA LLP
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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:
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