

NORTH EAST AVENUE

BRINSCALL / CHORLEY / PR6 8RR



FOR SALE

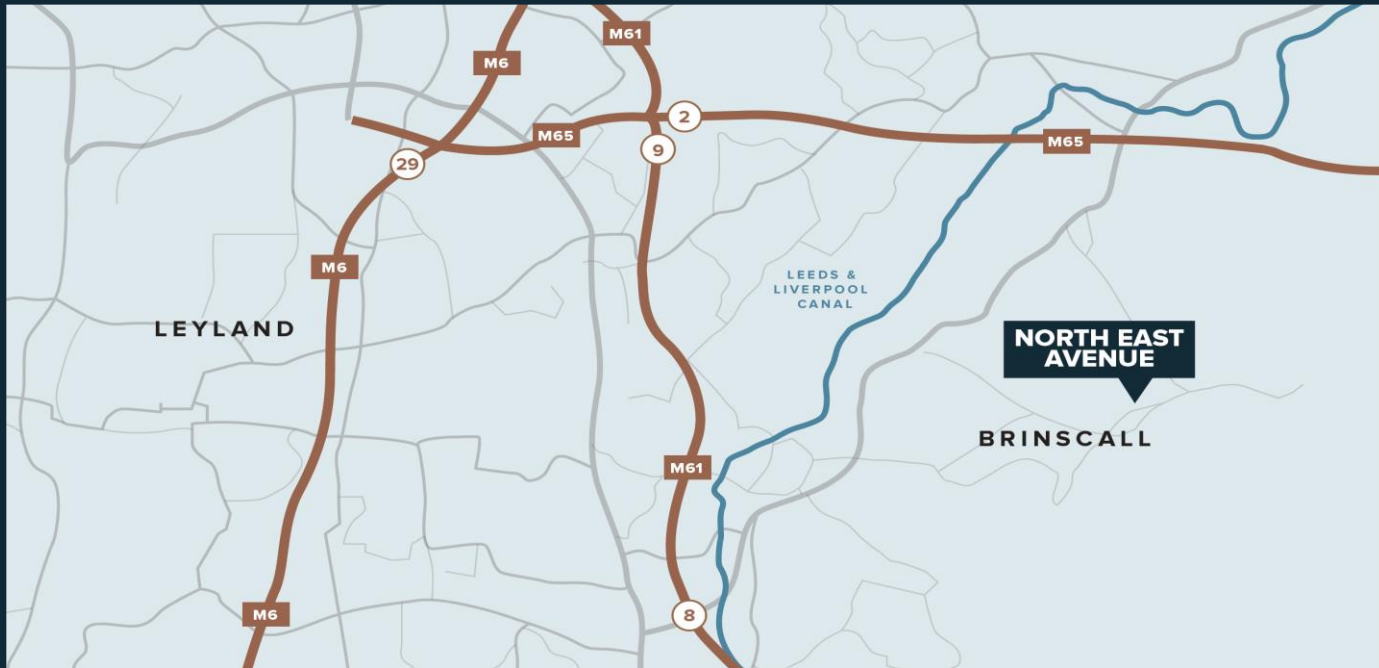
119,662 SQ FT (TOTAL SITE AREA 6.85 ACRES)

VACANT POSSESSION / RE-DEVELOPMENT OPPORTUNITY

SUMMARY

- Opportunity to acquire a production / warehouse facility close to the M61 and M6 Motorway network.
- Located close to well-located commercial areas hosting a range of well-known tenants such as Heskins, Brinscall Building and Plumbing Merchants, MD Plants and Trailer Services.
- Individual production and warehouses extending in total to 119,662 sq ft.
- The total site area of 6.85 acres (2.77 ha).
- Eave's height of 8.6m - 9.0m to the underside of the haunch.
- Secure wired fencing and stone walls to the perimeter.
- Car parking at the front of the site for up to 40 vehicles
- Barrier entry system.
- Future re development opportunity subject to securing necessary planning permission.
- Freehold.
- Offers are sought in excess of £3,600,000 subject to contract and exclusive of VAT.
- Reflects a low cap value of £30 per sq. ft.





Blackpool	28 miles
Manchester	33 miles
Liverpool	48 miles
Leeds	64 miles



M61 (J8)	3 miles
M6 (J29)	7 miles
Blackburn	6.7 miles
Manchester	26 miles
Liverpool	39 miles
Leeds	61 miles



Chorley	4.5 miles
Preston	12 miles
Manchester Piccadilly	29 miles
Liverpool Lime Street	39 miles
Leeds Train Station	61 miles

LOCATION

Chorley is a town in Lancashire, England, 8.1 miles north of Wigan, 10.8 miles southwest of Blackburn, 11 miles northwest of Bolton, 12 miles south of Preston and 19.5 miles northwest of Manchester. Brinscall is a village in the Borough of Chorley, Lancashire, England. Located approximately five miles north-east of Chorley, Brinscall borders the similar-sized villages of Withnell and Abbey Village. Brinscall is part of the civil parish of Withnell but does not have its own boundaries.

The site is located within Brinscall which is situated 5 miles East from the town of Chorley. Brinscall has excellent access to junction 8 of the M61 & junction 28 and 29 of the M6 motorways and 5 miles from Brinscall railway station. Occupiers in the vicinity include MD Plant and Trailer Services and Brinscall Interior Limited.

MANCHESTER

The site is only 27 miles from Manchester City Centre. Manchester represents the largest regional centre in the UK, equalling in term of wealth that of Liverpool, Leeds and Sheffield combined. Greater Manchester has a population of 2.6 million and accounts for £28 billion of the region's GDP. The workforce, of which 65% are under 45 years old, has excellent language, technical and customer service skills. Approximately 7 million people live within an hour's drive of the city allowing employers to draw upon a large and skilled workforce. The city has a wide and diverse economy, 80 out of the FTSE 100 companies have a base in the city together with over 50 international banks and 600 major overseas companies.

Financial and professional services represent 56% of jobs in Manchester, ranking it in the top 30 cities in the world for this sector and employment is forecast to rise over the coming years. Manchester also benefits from having one of the largest student populations in Europe with approximately 100,000 students providing the city with leading research and development capabilities. The city's importance as a cultural and media hub is underlined by the significant relocation of elements of the BBC including Sports, News and Children's television/ radio from London to the city. The continues to attract significant inward investors into the city, recent examples include:

SITUATION

The subjects occupy a prominent position on North East Avenue, 4.8 miles from Chorley Town Centre, 26 miles from Manchester and 11.4 miles from Preston. The unit benefits from excellent access to the M61 (J8) 3 miles and M6 (J29) 7 miles.

The property is situated within an established location and nearby to well-located commercial areas hosting a range of well-known tenants such as Heskins, Brinscall Building and Plumbing Merchants, MD Plants and Trailer Services. In nearby Leyland, Chorley and Blackburn within a short drive you have Tensar Manufacturing, Amazon UK, Waitrose Distribution Centre and Parcel Force NW.



DESCRIPTION

The subjects comprise terraced and individual industrial units which are of steel portal frame construction surmounted by pitched a clad roof. Each unit is finished differently externally with units being of metal clad, timber clad or brick finish. The production units benefit from roller doors or sliding door and the storage units are open air. The office is of cellular design and if of brick construction with a timber clad and is surmounted by a felt roof.

Internally, the subjects offer open plan production and warehouse space. The walls to the production area are painted and the warehouse are of timber clad. Lighting is afforded via halogen hanging lights throughout the warehouse and production area and within the office area the lighting is of fluorescent tube lighting. Natural lighting is afforded via the glazed frame windows.

The site is secured by double swing gates and the boundary is protected by brick or stone walls and wired fencing. The site benefits from visitors and staff parking. The yard is overlaid with concrete and tarmacadam.

PLANNING

The site is given no specific development allocation within the Chorley Local Plan, though it is identified within the Withnell Settlement Area. Within these areas, there is a presumption in favour of appropriate sustainable development. The northeast boundary of the site faces onto Bury Lane, which is designated as a District and Local Centre. It is considered that there would be a preference for a commercial (Class E) element at this facing of the site.

As an existing employment premises, the planning policy contains a presumption in favour of retaining this use. Alternative development may be considered, subject to assessment against a number of criteria demonstrating that there is a need for the proposed new use, and that the loss of the employment land is justifiable. In addition to this, proposals for residential use must also demonstrate convincing evidence for lack of demand for employment uses across an active 12-month marketing period for this purpose, as well as an assessment of the viability of employment re-development on the site.

Any potential redevelopment of the site should be discussed with Chorley Council at the earliest opportunity.

ACCOMMODATION

According to our calculations from measurements taken onsite, we estimate the subjects extend to the following approximate gross internal areas:

AREA	SQ M	SQ FT
Production	4,107.01	44,203
External Storage	6,794.83	73,132
Office	216.27	2,327
Total	11,118.11	119,662

SITE

SITE	ACRES	HECTARES
Site	6.85	2.77
Total	6.85 Acres	2.77 Hectares



EPC

An Energy Performance Certificate (EPC) is available upon request.

ANTI-MONEY LAUNDERING

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

TENURE

Freehold

VAT

The property has been elected for VAT

PROPOSAL

Offers are sought in excess of £3,600,000 subject to contract and exclusive of VAT.

Reflects a low cap value of £30 per sq. ft on the let area.

CONTACT

For further information or to arrange a viewing, please contact:



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