

TO LET

***** DUE TO RELOCATION *****

***** BUSINESS NOT AFFECTED *****

**SHOWROOM PREMISES
11- 13 GENERAL STREET
BLACKPOOL
LANCASHIRE
FY1 1RW**

- EXCELLENT OPPORTUNITY BASED IN LANCASHIRE
- CURRENTLY BEING UTILISED AS A FURNITURE SHOWROOM
- MAY SUIT OTHER USES SUBJECT TO PLANNING PERMISSION
- 4 STOREY DETACHED RETAIL PREMISES
- GOODS LIFT. TOTAL GIA APPROX 2050 SQ M

RENT: £50,000 PER ANNUM EXCLUSIVE



**Duxburys
Commercial**

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

DESCRIPTION

Four storey detached retail premises. The current layout is three floors of retail accommodation with the lower ground floor section utilised in part for storage, the remainder for customer parking. The unit is currently being used as a quality furniture showroom.

ACCOMMODATION

ACCOMM	LAYOUT	SQ FT
LOWER GF	Storage area Office Plant Room Loading Bay/ Parking	NIA 562.75 SQ M
GROUND FLOOR	Showroom Raised Showroom Office	NIA 548.89 SQ M
FIRST FLOOR	Showroom WC WC	NIA 556.47 SQ M
SECOND FLOOR	Showroom	NIA 385.82 SQ M

TOTAL GIA: 2050 SQ M

LEGAL FEES

Each party is to be responsible for their own legal fees incurred during this transaction.

RATEABLE VALUE

2017 RV: £47,750

EPC

Details to be confirmed.

VIEWINGS

All interested parties should contact Clare Taylor at Duxburys Commercial on 01253 316919 to request viewings.

Under no circumstances are staff at the property to be approached. THIS SALE IS CONFIDENTIAL.

VAT

All prices quoted are exclusive of VAT, but may however be subject to VAT at the prevailing rate.

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



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- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



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