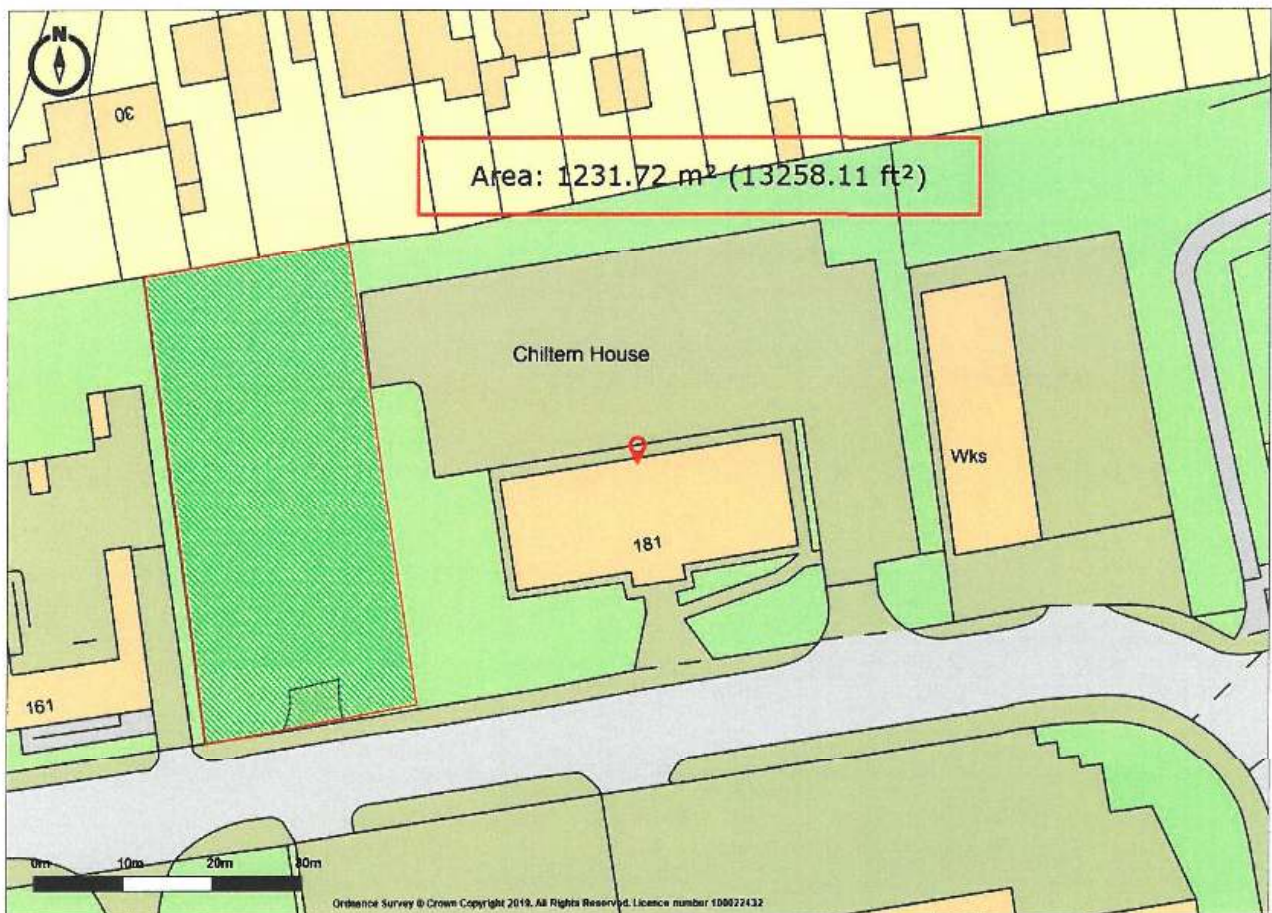


FOR SALE

LAND ADJACENT TO
CHILTERN HOUSE
BRISTOL AVENUE
BLACKPOOL
LANCASHIRE
FY2 0FA

- 0.3 ACRES OF LAND
- LOCATED IN NORTH BLACKPOOL
- THE LAND IS ADJACENT TO CHILTERN HOUSE
- EASE OF ACCESS TO M55 AND TOWN CENTRE
- WOULD SUIT VARIOUS USES SUBJECT TO PLANNING PERMISSION

PRICE: OFFER OVER £100,000 EXCLUSIVE



Promapv2
LANDMARK INFORMATION

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Plotted Scale - 1:750. Paper Size - A4



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BRISTOL AVENUE, BLACKPOOL

LOCATION

The property is located on Bristol Avenue, close to its intersection with Moor Park Avenue. The location is also close to Blackpool Technology Management Centre and Kincaig Road.

The popular business location hosts a number of local and national businesses with nearby occupiers including Booth Dispensers and Laila's Fine Foods.

The location provides ease of access into Blackpool town centre and is also close to the M55 providing access to the M6 and motorway network beyond.

DESCRIPTION

The land measure approximately 0.3 acres and would suit various uses subject to planning permission.

Access will be from Bristol Avenue itself. The land is located adjacent to Chiltern House (office building).

PLANNING

All planning enquiries should be made directly to Blackpool Borough Council. Blackpool Council can be contacted on 01253 744744.

RATEABLE VALUE

Details TBC.

TENURE

Leasehold- details to be confirmed.

LEGAL COSTS

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

VAT

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

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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.