

FOR LEASE **PROMINENT LOCATION**

FIRST/ SECOND FLOOR OFFICES
81C CHURCH STREET
BLACKPOOL
LANCASHIRE
FY1 1HU

- LOCATED IN THE HEART OF THE TOWN CENTRE
- OFFICES FROM APPROX. 200 SQ FT- AVAILABLE INDIVIDUALLY OR IN MULTIPLES
- MODERN HIGH SPECIFICATION SERVICED OFFICES
- RECENTLY REFURBISHED
- VIEWING ESSENTIAL TO APPRECIATE THE QUALITY

RENT: PLEASE SEE AVAILABILITY SCHEDULE



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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CHURCH STREET, BLACKPOOL

LOCATION

The property is located in the heart of Blackpool town centre on Church Street adjacent to the Winter Gardens.

The property is well located and is close to a host of tourist attractions to include The Grand Theatre. Church Street also provides access to the main Promenade area and is in close proximity to the Houndhill Shopping Centre and various multi storey car parks. Major bus routes are within walking distance as is Blackpool North Train Station.

The offices are close to Marks and Spencer, Beaverbrooks and Greggs. Also close by are a host of catering establishments including Vintro Lounge, Subway, The Sea Fish and Chip Shop, Nandos, Bella Italia and Costa Coffee.

DESCRIPTION

This recently refurbished office accommodation is of high specification throughout. There are a range of office suites available and the units can be taken individually or in multiples. The offices benefit from suspended ceilings, heating lighting and carpeting. The decoration throughout the communal areas is modern and the accommodation benefits from shared use of a meeting room/ board room (16 SQ M), and the library room. The meeting room and the library room benefit from air conditioning.

BUSINESS RATES

The business rates are to be the responsibility of the incoming tenant. Small Business Rate Relief may apply to applicable tenants. This to be verified independently by the incoming occupant.

LEASE / LEGAL COSTS

A new effective FRI lease is available with terms to be agreed by negotiation. Each party is to be responsible for their own legal fees incurred during this transaction.

AVAILABILITY SCHEDULE

Can be seen overleaf and within the brochure.

ENERGY RATING

EPC Rating: To be confirmed.

ADDITIONAL PHOTOS

Can be seen on the later pages of the brochure.

VAT

Disclaimer: 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 (Option 1).

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.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:
(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 may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
(5) 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.

AVAILABILITY SCHEDULE

<u>UNIT</u>	<u>SIZE</u> <u>(SQ M)</u>	<u>SIZE</u> <u>(SQ FT)</u>	<u>RENT</u> <u>PER SQ FT</u>	<u>RENT</u> <u>PER ANNUM</u>	<u>SERVICE CHARGE</u> <u>PER ANNUM</u>
1:1	21.76	234.22	£9.00	£2,108	£1,874
1:2	22.79	245.31	£9.00	£2,208	£1,962
1:3	40.06	431.20	£9.00	£3,881	£3,450
1:4	30.78	331.31	£9.00	£2,982	£2,651
1:5	15.07	162.21	£8.00	£1,298	£1,298
1:6	15.16	163.18	£8.00	£1,305	£1,305
2:7	20.76	223.46	£9.00	£2,011	£1,788
2:8	22.39	241.00	£9.00	£2,169	£1,928



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