

FOR LEASE

UNIT 3
BLACKPOOL TRADE CENTRE
PRESTON NEW ROAD
BLACKPOOL
FY4 4RE

- COMMERCIAL PREMISES THAT WOULD SUIT A VARIETY OF USES – SUBJECT TO PLANNING CONSENT
- FRONTS ONTO A VERY BUSY MAIN ROAD
- SITUATED IN BETWEEN ATS & XPRESS AUTOPARTS
- POSITIONED OPPOSITE A SHELL PETROL STATION, ALSO ADJACENT TO WICKES
- LOCATED WITHIN WALKING DISTANCE OF MCDONALDS, KFC AND SUBWAY
- GIA: CIRCA 1,000 SQ FT, EXCLUDING THE MEZZANINE

RENT: PRICE ON APPLICATION



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

PRESTON NEW ROAD, BLACKPOOL

LOCATION

The subject commercial premises is located on Preston New Road which is a main arterial route in and out of Blackpool. Preston New Road also commences access to the M55 motorway, which in turn connects onto the M6.

The commercial premises forms part of the well-known commercial trade park that includes ATS Euromaster and Xpress Autoparts. Additional nearby occupiers include Wickes, Kwik Fit, McDonalds and KFC.

DESCRIPTION

The commercial premises comprises a brick built modern ground floor unit. It has a glazed entrance and double height frontage for branding/fascia boards.

Internally the unit provides open plan space which is ideal for configuration to suit a variety of purposes. To the rear of the unit are 2 no. WC's.

The premises occupy a highly visible position and the business centre benefits from a wealth of passing vehicle and pedestrian trade.

The premises would suit a variety of uses, subject to planning permission. All interest is invited.

Car Parking:

There are multiple car parking spaces to the front of the premises. Some car parking spaces are shared with the other business park operators.

ACCOMMODATION

GIA: 1,000 sq ft approx. excluding the mezzanine

Includes 2 no. WC's

LEASE / LEGAL COSTS

The premises are available by way of a new FRI lease with terms to be negotiated. The incoming tenant is to be responsible for the landlord's legal fees incurred in the transaction. Quote to be provided.

RATEABLE VALUE

Small Business Rate Relief will apply with this unit, to applicable occupiers. Rateable Value: £10,000 per annum.

EPC

EPC rating: to be confirmed

VAT

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

VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: adam@duxburyscommercial.co.uk

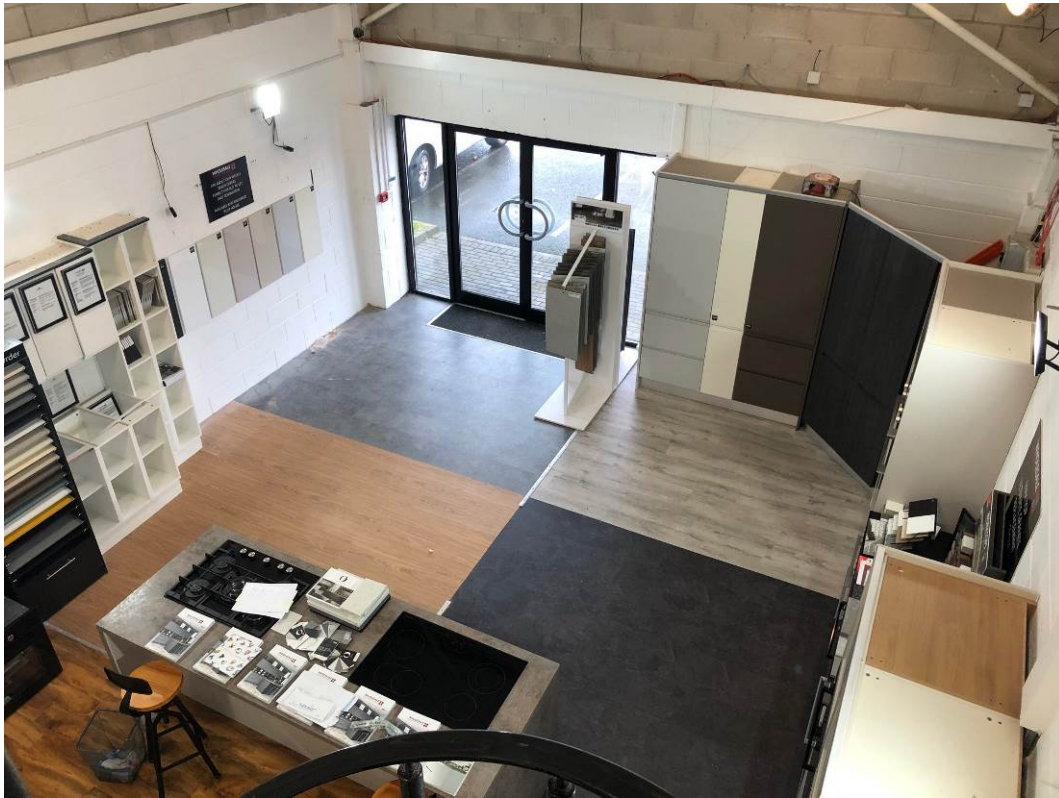
Disclaimer

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- 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.





Disclaimer: above images detail how the present tenant has fitted out the unit, this may change prior to a new letting.

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