

# FOR SALE

UNIT 3  
140 MOWBRAY DRIVE  
BLACKPOOL  
LANCASHIRE  
FY3 7UN

- INDUSTRIAL UNIT / WAREHOUSE
- GROSS INTERNAL AREA - 5,275 SQ FT
- BUSY TRADING LOCATION WITH A WEALTH OF PASSING TRADE
- SUITABLE FOR A NUMBER OF USES – S.T.P.P.
- DECEPTIVELY SPACIOUS BUILDING
- FRONT FORECOURT FOR LOADING / PARKING
- OFFICE, KITCHEN, WC'S
- REAR CAR PARKING SPACES BY SEPARATE NEGOTIATION, PAYABLE YEARLY IN ADVANCE - £1,000 PA EXC.
- INTERNAL VIEWING HIGHLY RECOMMENDED

**ASKING PRICE: £249,950 EXC.**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# MOWBRAY DRIVE, BLACKPOOL

## DESCRIPTION / LOCATION

Deceptively spacious Warehouse / Workshop unit:

- Benefits from a wealth of passing pedestrian and vehicle trade.
- Excellent signage and branding opportunities.
- Electric roller door to the front for loading.
- Front forecourt for loading and car parking.
- 3 phase electric supply.
- Metered, mains, water supply.
- Open plan warehouse space.
- Managers office, fitted Kitchen and WC's
- Rear personal exit.
- The owner has a separate arrangement with the land owner to the rear, to rent 4 no. space for HGV parking at circa. £1,000 pa, paid annually in advance. This is for a new tenant to agree separately if required.
- The subject premises will be cleared to allow a new tenant to take occupation (subject to contract).

Internal viewing is highly recommended and available by way of a prior arranged appointment.

## ACCOMMODATION

### Ground Floor

Open plan warehouse / workshop space.

Managers office, fitted Kitchen and WC's

Total Gross Internal Area: 5,275 sq ft.

### Exterior

Front forecourt for loading and car parking.

To the rear of the building: The owner has a separate arrangement with the land owner to the rear, to rent space for HGV parking at circa. £1,000 pa, paid annually in advance. This is for a new occupier to agree separately if required.

## ADDITIONAL PHOTOS

Can be seen to the rear of the brochure.

## TENURE

To be confirmed.

## RATEABLE VALUE

TBC

## VAT

We are informed that the rent is not subject to VAT. (However, if it is, all prices quoted are exclusive of VAT).

## VIEWING ARRANGEMENTS

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.



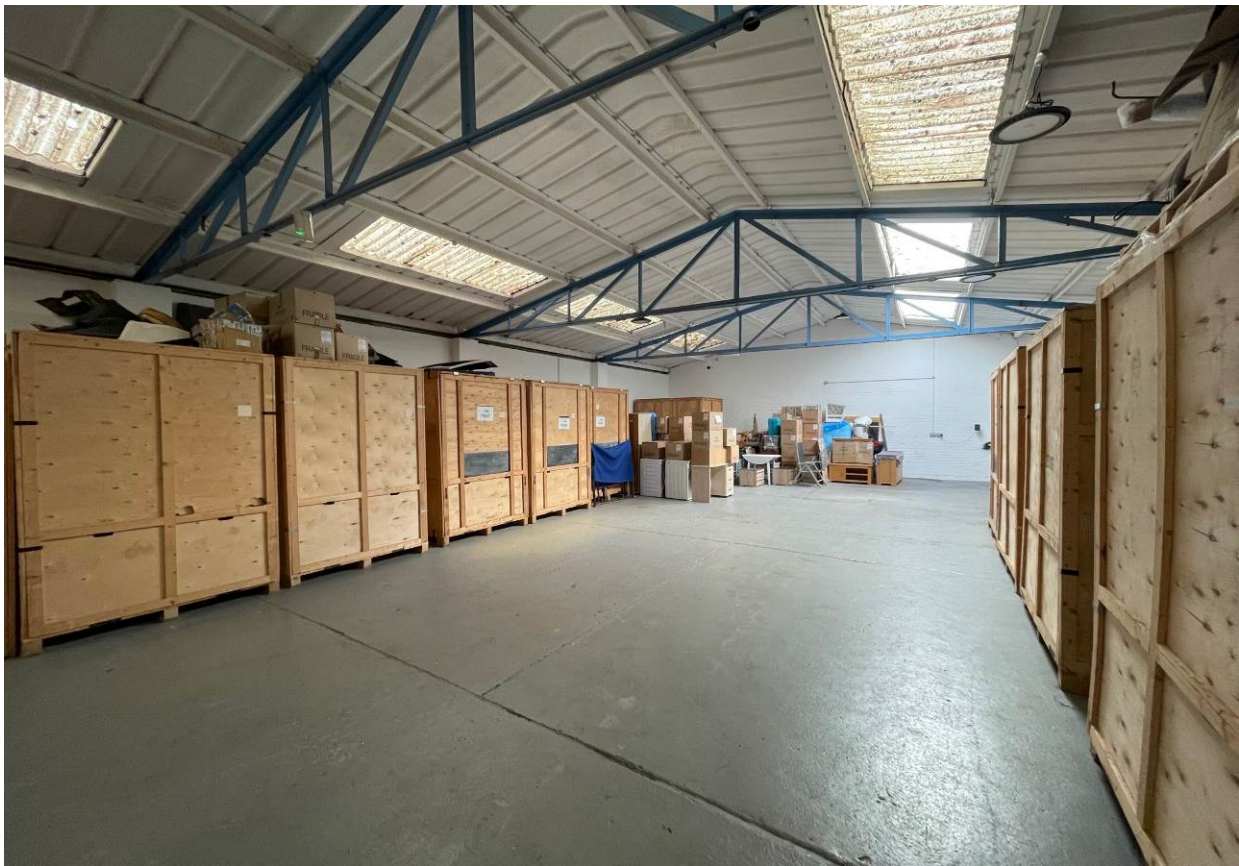
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  - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
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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.



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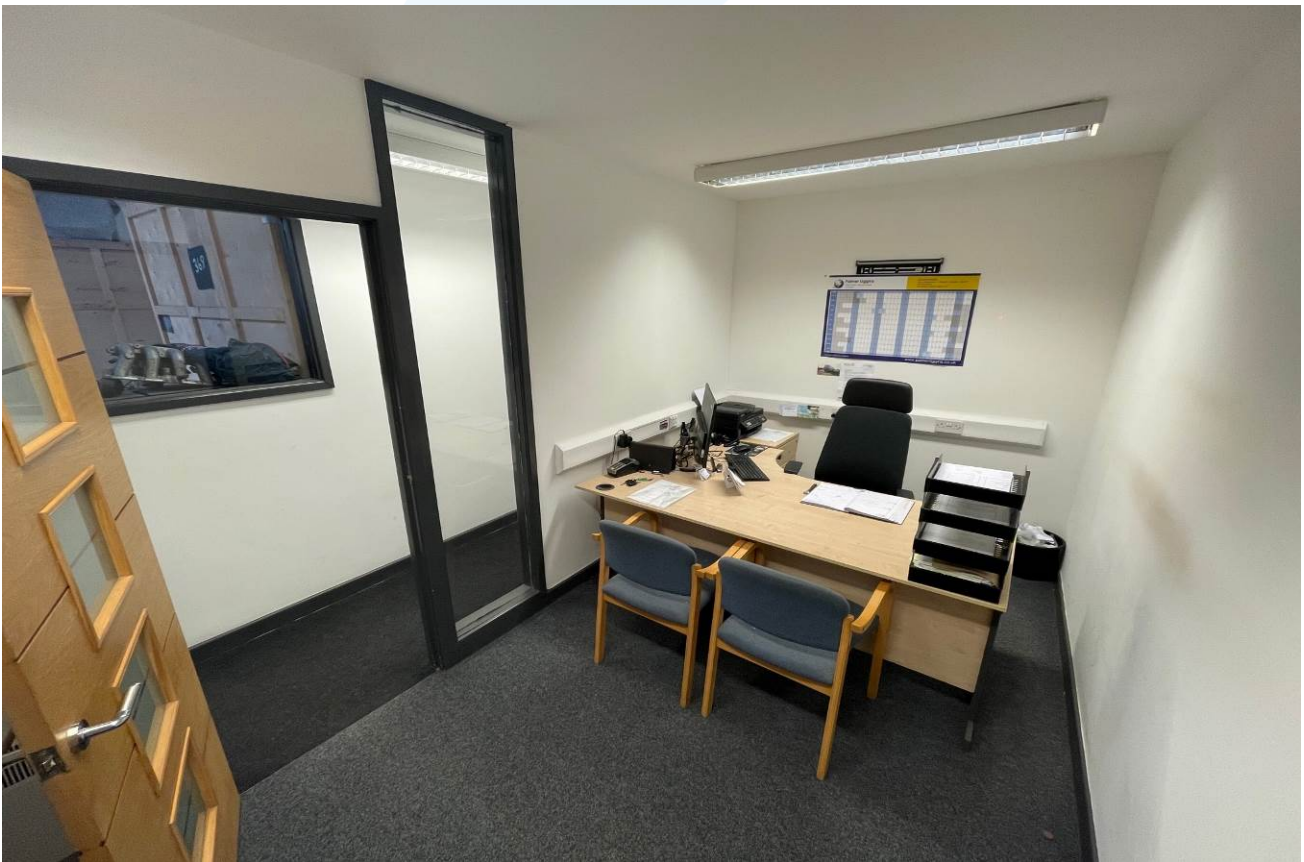
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