

# FOR LEASE

**BUSINESS PREMISES  
FORMER CHURCH HALL PREMISES WITH  
ADDITIONAL ACCOMMODATION  
WARBRECK DRIVE  
BISPHAM  
FY2 9LF**

- **FORMER SUNDAY SCHOOL PREMISES**
- **F.1 PLANNING USE CLASS – WE ARE INFORMED**
- **PROVIDES AN OPEN PLAN HALL TYPE SPACE PLUS  
ADDITIONAL OPERATIONAL ROOMS & OFFICES**
- **EXTENSIVE CAR PARKING VIA AN ALLOCATED CAR  
PARK, EASILY ACCESSED OFF WARBRECK DRIVE**
- **WOULD SUIT A VARIETY OF USES**
- **INTERNAL VIEWINGS ARE ESSENTIAL**
- **OFFERS A WEALTH OF POTENTIAL**
- **APPROX. 3,600 SQ FT OF SPACE IN TOTAL**

**RENTAL: £24,000 PA EXC**



**Duxburys  
Commercial**

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f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# WARBRECK DRIVE, BISPHAM

## LOCATION

This commercial premises (and former Sunday school premises) is conveniently located on Warbreck Drive. Warbreck Drive connects directly onto Red Bank Road which is the main thoroughfare of Bispham town centre and leads into Bispham Village. This is a vibrant and busy shopping area servicing the surrounding dense residential locations. Warbreck Drive, in the opposite direction, connects into north Blackpool around the Gynn Square area. The promenade and coastal areas are within walking distance and a short vehicle drive away.

## DESCRIPTION

This commercial space offers a wealth of potential:

- A former Sunday school premises
- Accommodation set over the ground and lower ground floors.
- Main large and open plan hall
- Additional area off to providing working areas, seating, open kitchen/staff areas
- Raised stage with ancillary areas.
- Additional offices/store rooms.
- Main entrance via the ground floor.
- Additional lower ground floor accommodation, with additional entrance directly off the car park.
- Open plan room that would suit a variety of uses.
- Additional store rooms, WC and Kitchenette.
- Internal viewings are highly recommended.

## ACCOMMODATION

### GROUND FLOOR

**Main Open Plan Large Room / Hall: 2,500 sq ft**

This comprises the open plan space, additional seating area, open Kitchen, stage and ancillary areas.

**Offices / Storage: 230 sq ft**

Front entrance with reception area.

WC with Wash hand basin.

Disabled access WC

**Total ground floor space: 2,600 sq ft**

### LOWER GROUND FLOOR

Second entrance, leading from the car park.

**Open plan room: 650 sq ft**

**Kitchenette: 60 sq ft**

**Store: 160 sq ft**

Boiler room

WC with Wash hand basin.

**Total lower ground floor space: 865 sq ft**

**Total Combined Areas: 3,600 sq ft**

## ADDITIONAL PICTURES / PLAN

Additional pictures can be found to the latter pages of the brochure. A plan also, for guidance only.

## RATEABLE VALUE

To be assessed / confirmed.

## LEASE / LEGAL COSTS

A new FRI lease is available and to be negotiated.

The incoming tenant is to be responsible for the landlord's legal fees incurred in the transaction. Quote to be provided and approved prior.

## EPC RATING

To be confirmed.

## USE CLASS

F.1 Use Class – we are informed. It is the responsibility of all/any interested parties to seek their own clarification of planning and use permissions.

## VAT

We are informed by the owner that VAT is not applicable on the rent.

## VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email:

[adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

## 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 or the owner. 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.

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(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.





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RED LINE PLAN – for guidance purposes only. Not to be relied upon solely.



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