

# TO LET

## MODERN HYBRID UNIT

UNIT 6  
TUSCAN COURT  
TUSCAN WAY  
BISPHAM  
BLACKPOOL  
FY2 0FJ

- HIGH QUALITY, MODERN BUILD, HYBRID UNIT
- LOCATED ON THE WHEELER HUB' DEVELOPMENT
- EAVES HEIGHT 4.5m INCREASING TO 7m
- ROLLER SHUTTER DOOR
- 2 NO. CAR PARKING SPACES TO THE FRONT
- DISABLED ACCESS WC WITH WHB
- KITCHENETTE
- EMERGENCY LIGHTING INSTALLED

**RENT: £9,000 PER ANNUM (+ VAT)**

**PLUS SITE SERVICE CHARGE, GROUND RENT & BUILDING INSURANCE**



**Duxburys**  
Commercial

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# TUSCAN COURT, BLACKPOOL

## LOCATION

The Wheeler Hub is located off Bristol Avenue, within the Bispham area of Blackpool. Main arterial routes are nearby to include Faraday Way, Moor Park Avenue and Bispham Road. This is a sought-after trading location in a highly visible position. The subject units are accessed off Bristol Avenue.

## DESCRIPTION

Modern, hybrid unit, comprising:

- Three phase electrics.
- 2 no. car parking spaces to the front.
- Signage to the front elevation.
- Aluminium framed windows and doors
- Disabled access WC with wash hand basin
- Open plan Kitchenette
- Unit height: 4.5m raising to 7m internally.

### Mezzanine Floor:

- The unit boasts a mezzanine floor that covers approximately 50% of the ground floor, to the rear half of the unit.

Internal viewing is highly recommended.

## ACCOMMODATION

Total GIA: Approx 1,125 sq ft

Includes:

Ground floor: 750 sq ft

Mezzanine Floor: 375 sq ft

## RATEABLE VALUE

TBC

Small business rate relief may apply, to applicable occupiers.

## ADDITIONAL PHOTOS

Internal photos to follow in January.

Additional external photos can be seen overleaf.

## LEASE / LEGAL COSTS

Available by way of a new FRI lease with terms to be agreed. The ingoing tenant is responsible for the landlord's legal fees incurred in this transaction. Quote to be provided.

## EPC RATING

TBC

## VAT

All figures / prices quoted are plus VAT, at the prevailing rate.

## SERVICE CHARGE / GROUND RENT / BUILDINGS INSURANCE

In addition to the rental of £9,000 + VAT. The tenant is responsible for the service charge for the specific unit, ground rent and unit buildings insurance. These combined figures calculate to approximately £960 + VAT.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: [adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

## Disclaimer/ Planning Disclaimer

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