# 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

t: 01253 316919 e: enquiries@duxburyscommercial.co.uk f: 01253 765260 w: www.duxburyscommercial.co.uk

- DISABLED ACCESS WC WITH WHB
- KITCHENETTE
- EMERGENCY LIGHTING INSTALLED

### **RENT: £9,000 PER ANNUM (+ VAT)**

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



## **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

твс

Small business rate relied 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**

твс

#### 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

#### **Disclaimer/ Planning 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. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

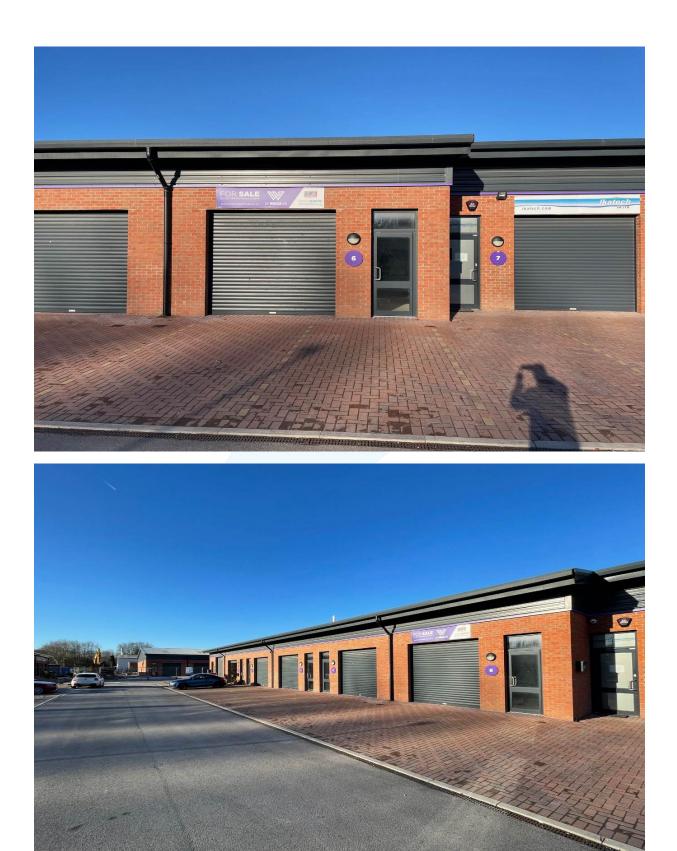


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The Statements herein are made in good faith without any responsibility whatsower on the part of the Vendor, Duckuys Commercial or their servants. It is for the purchaser or case may be the uses (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fulness, he must not in entring into any contract or otherwise rely upon particulars as statements or representations of fact. The Vendor does not make or give an enterher Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in The Vendor does not make or give an enterher Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in the Vendor does not make or give an enterher Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in the Vendor does not make or give an enterher Duxburys Commercial nor its servants has any authority.

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