

FOR SALE

OFFICE INVESTMENT OPPORTUNITY BUSINESS NOT AFFECTED

UNIT 3
CALDER COURT
SHOREBURY POINT
AMY JOHNSON WAY
BLACKPOOL BUSINESS PARK
LANCASHIRE
FY4 2RH

- OPEN PLAN MODERN ACCOMMODATION
- HIGH QUALITY DESIGN & FINISH
- 13 ON SITE CAR PARKING SPACES
- EASE OF ACCESS TO M55
- NIA: 7237 SQ FT
- RENT PASSING: £70,000 PER ANNUM EXCLUSIVE

ASKING PRICE: £795,000 EXCLUSIVE



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

SHOREBURY POINT, BLACKPOOL

LOCATION

The park itself is situated within close proximity to Blackpool town centre and to St Annes town centre. Blackpool Business Park is also close to the M55 motorway. The Business Park is currently expanding and includes retail parks, offices and warehousing. Current occupiers on the park include Morrisons, McDonalds, Nandos, Warburtons and Costa.

The unique development offers light, spacious and flexible accommodation with superb access to all major transport networks including Blackpool International Airport and the M55 motorway which provides access on to the M6.

DESCRIPTION

High specification air-conditioned modern offices.

Architecturally designed, Calder Court has been built to offer the most superior office accommodation available.

The unit is set in landscaped gardens and the court benefits from being set in an excellent location offering all the facilities for today's modern businesses. Architecturally designed, Calder Court has been built to offer the most superior office accommodation available.

LEASE DETAILS

Lease dated 1st February 2023. Break clause date 31st January 2025. Lease ending on 31st January 2027. Rent, £70,000 per annum exclusive. Lease basis, IRI terms. Lease available on request.

Tenure: Leasehold

ACCOMMODATION

NIA 7237 SQ FT
13 car parking spaces

EPC

Energy rating: B
Valid until: 31 October 2032
Certificate number: 2020-9574-5595-9771-6735

RATEABLE VALUE

2023 RV: £46,250 pa (taken from the VOA website)

This is not the amount payable but the amount used to calculate rates payable. Small Business Rate Relief may be available to qualifying tenants. Please contact Blackpool Council for further information.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

VAT

Disclaimer: Prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919, option 1.

NO ENQUIRIES TO BE MADE DIRECTLY TO THE TENANT

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

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.
 - (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (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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