

# FOR LEASE

## PHASE TWO WHEELER HUB – NEW BUILD UNITS

NEW BUILD UNITS  
PHASE TWO  
THE WHEELER HUB  
TUSCAN WAY (OFF BRISTOL AVENUE)  
BISPHAM  
BLACKPOOL  
FY2 0FH

- HIGH QUALITY NEW BUILD BUSINESS UNITS
- WEALTH OF PASSING TRADE
- SITE FRONTS ONTO THE MAIN ARTERIAL ROUTE
- EXCELLENT SIGNAGE & ADVERTISING OPTIONS
- EAVES HEIGHT 4.5m INCREASING TO 7m approx
- ROLLER SHUTTER DOORS FOR LOADING
- 2 NO. CAR PARKING SPACES TO THE FRONT
- DISABLED ACCESS WC WITH WHB
- KITCHENETTE AREA INSIDE THE UNIT
- GROUND FLOOR 650 SQ FT (GROSS AREA) WITH OPTION FOR A MEZZANINE FLOOR (SUBJECT TO LEASE ETC)

**RENT: £7,950 PER ANNUM (+ VAT) –**  
**INCLUSIVE OF THE SITE SERVICE CHARGE, GROUND RENT &**  
**BUILDING INSURANCE**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# BRISTOL AVENUE, BLACKPOOL

## LOCATION

The Wheeler Hub is located on/accessed 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 front onto Bristol Avenue or Tuscan Way which provides a wealth of passing vehicle and pedestrian trade.

## DESCRIPTION

The units provide:

- Mains electrics.
- 2 no. car parking spaces to the front.
- Excellent roadside frontage providing advertising opportunities OR frontage onto Tuscan Way.
- Open plan work space.
- 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
- Rent payable is inclusive of Service Charge, Ground Rent and Buildings Insurance

Internal viewing is highly recommended.

## ACCOMMODATION

Ground floor GIA: 60 SQ M / 650 SQ FT  
Depth: 10.5m  
Width: 5.8m

Approximate measurements

## PLAN / EXAMPLE PHOTOS

Can be seen to the latter pages of the brochure.

## RATEABLE VALUE

Small business rate relief may be available to qualifying tenants. Please contact Blackpool Council for further information.

## 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

We are informed Rating: A. To be verified directly also.

## VAT

All prices quoted are subject to VAT at the prevailing rate.

## SERVICE CHARGE / GROUND RENT / BUILDINGS INSURANCE

Included in the rental of £7,950 (+ VAT). (These combined figures amount 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

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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(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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(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.

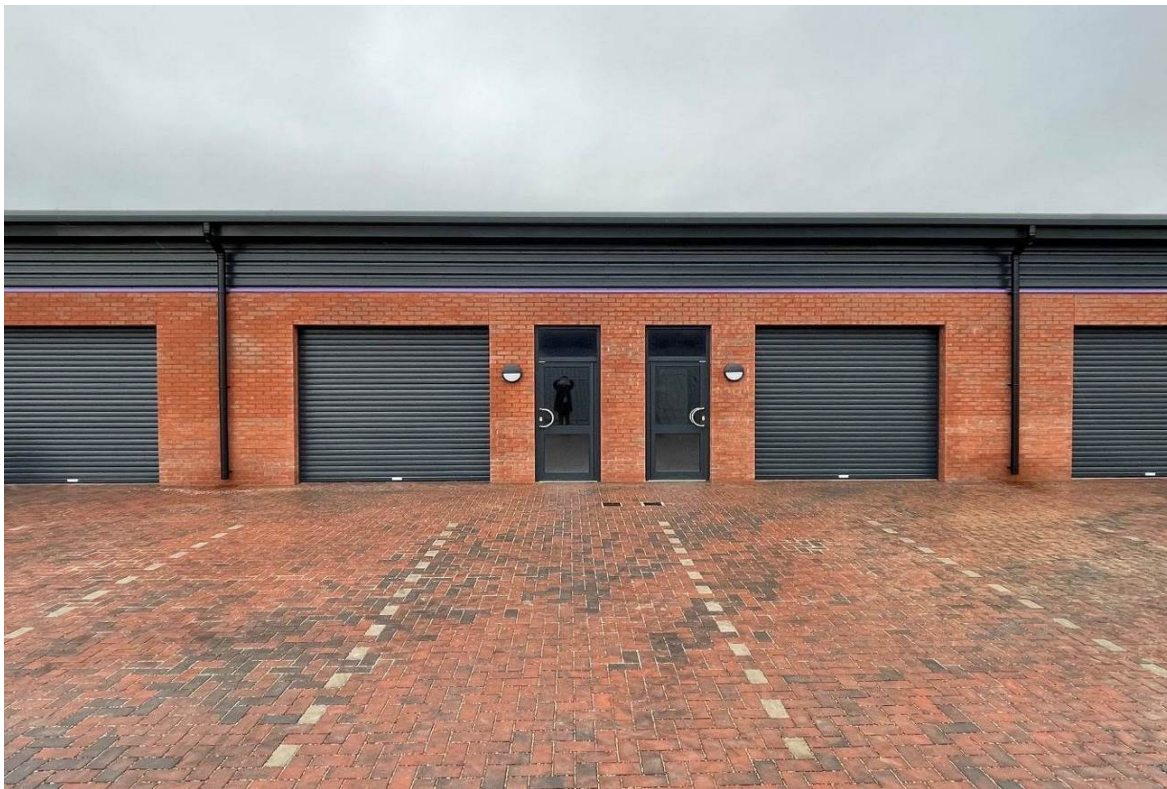


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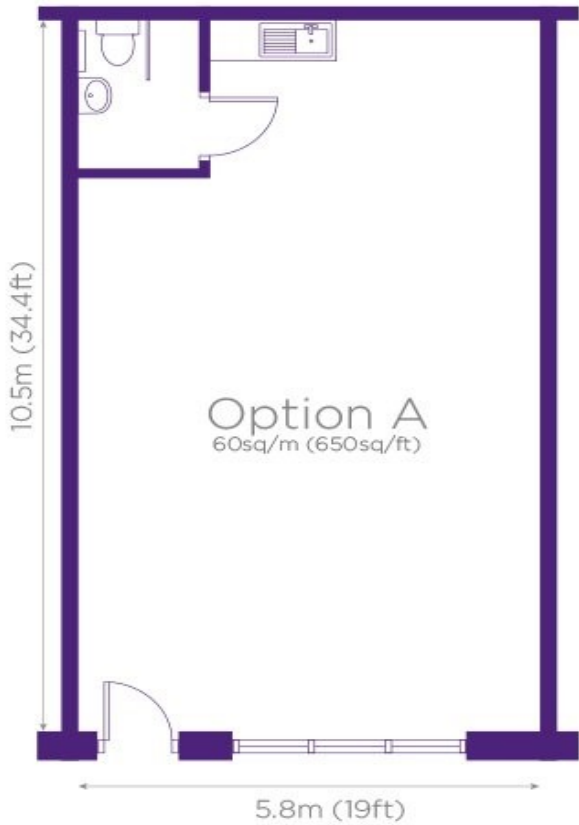
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LAYOUT PLAN – for guidance purposes only



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