

# FOR LEASE / FOR SALE

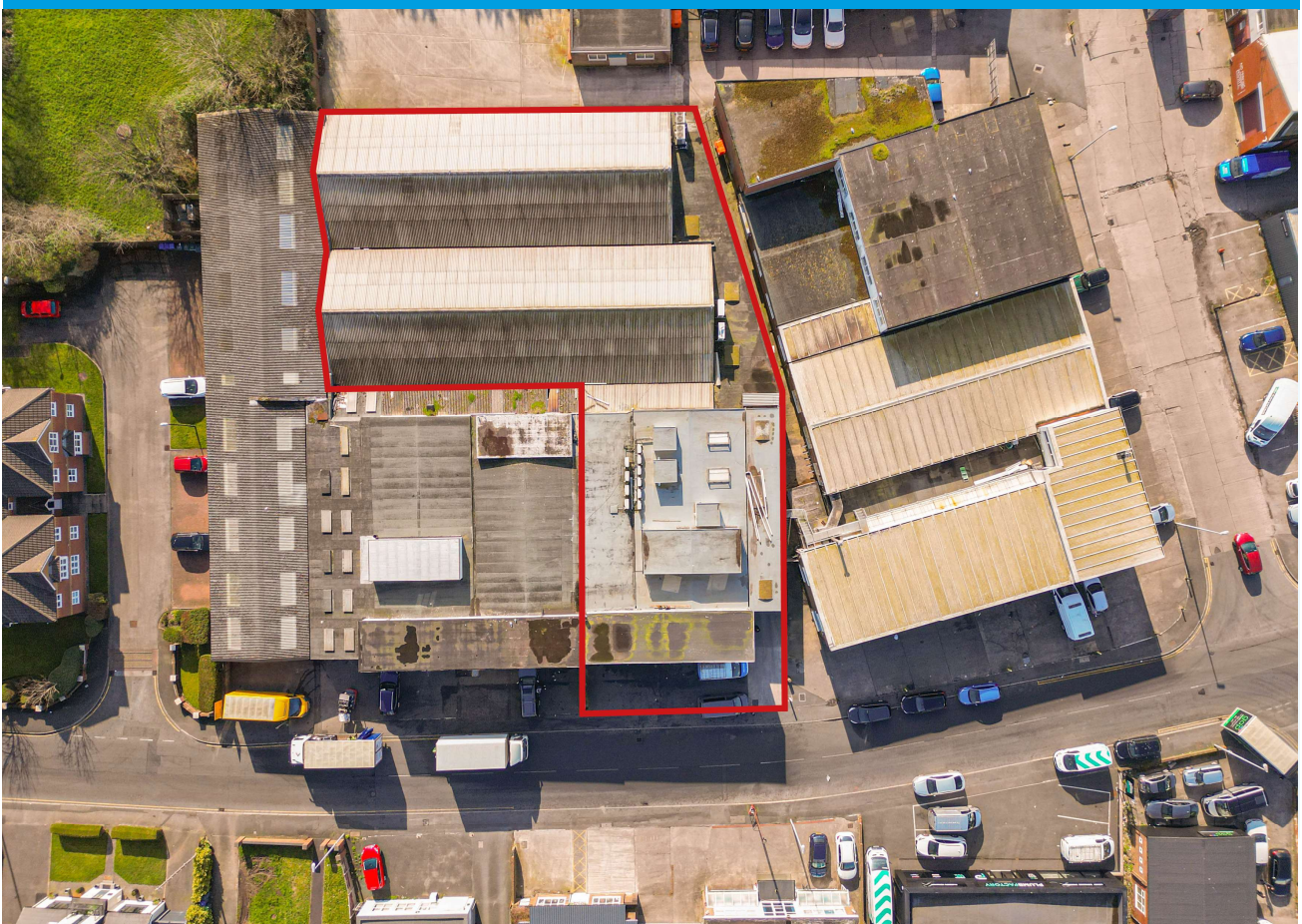
AVAILABLE MAY 2024

**FORMER TREVORS WAREHOUSE**  
140 MOWBRAY DRIVE  
BLACKPOOL  
LANCASHIRE  
FY3 7UN

- EXCELLENT OPPORTUNITY
- TOTAL GIA APPROX 15,645 SQ FT
- MIX OF WAREHOUSE/ FREEZER SPACE/ OFFICES
- LOCATED IN PROMINENT POSITION
- FORECOURT LOADING/ PARKING
- VIEWING ESSENTIAL

**RENT: £75,000 PER ANNUM EXCLUSIVE**

**SALE PRICE: £749,950**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# MOWBRAY DRIVE, BLACKPOOL

## LOCATION

This commercial premises occupies a strong trading location on the very busy Mowbray Drive in Blackpool. It benefits from a wealth of passing pedestrian and vehicle trade. Mowbray Drive boasts a large number of established businesses and regional/national operators including Howdens. The location is close to Blackpool town centre and is also within ease of access to M55 motorway leading to the M6.

## DESCRIPTION

The property itself is semi detached with a two storey section to the front elevation and single storey warehousing to the rear. Loading access is via a covered loading bay/ passageway with roller shutter access.

The offices are fitted to a good standard throughout to include a mix of open plan and partitioned offices. The offices also benefit from air conditioning, LED lighting and carpeting throughout. To the first floor is further office accommodation and board room space.

The rear warehouse accommodation comprising cold store accommodation which is currently used as freezer space it could however be switched to refrigeration or turned off for general storage.

## ACCOMMODATION

FLOOR	USE	SQ M	SQ FT
Ground	Entry Lobby	17.62	190
	Side WC's	7.5	81
	Open plan office Area	106	1140
	General Offices and individual offices	119.5	1286
	Server room	5.77	62
	Small understairs store	0.5	5.38
	Lobby to stairs	1	10.6

FLOOR	USE	SQ M	SQ FT
Ground	Staffroom	8.15	87.7
	General Office	10.8	116.5
	Front possible further sales/showroom	45.25	487
	WC	2.75	30
	Alcove	2	21.5
	Understairs	0.25	2.73
	Side loading passage-roadway (with front roller shutter)	265	2,851
	Main Warehouse	147	1582
	Cold store	610	6564
	Staff rest room	22	237
	Total GF GIA	1371	14752
First Floor	Front boardroom office	57	613
	Separate first floor Offices/ WC	25.7	276.5
	Total FF Office GIA	82.7	890
<b>TOTAL</b>	<b>GIA</b>	<b>1454</b>	<b>15645</b>

## LEASE DETAILS/ LEGAL FEES

A new Full Repairing & Insuring lease is available with terms to be agreed by negotiation.

The ingoing tenant is to be responsible for the Landlord's reasonable legal fees incurred during this transaction.

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.



## EPC

Energy Rating: C 52  
Valid Until: 21 November 2033  
Certification No: 0302-1425-0477-7713-2490

## PLANNING

All enquiries in relation to planning should be made directly to Blackpool Council. The agents do not provide any warranties in relation to planning permission or use.

## 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

Prices quoted are excluding VAT but may be subject to VAT at the prevailing rate.

## VIEWINGS

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

## BUSINESS RATES

2023 RV: £34,500 pa.

This is not the amount payable but the amount used to calculate rates payable. Please contact Blackpool Council for further information.

## AGENTS NOTES

**Please note the red line outline on the photograph is for guidance only and all boundaries should be checked with solicitors before completion.**

### 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

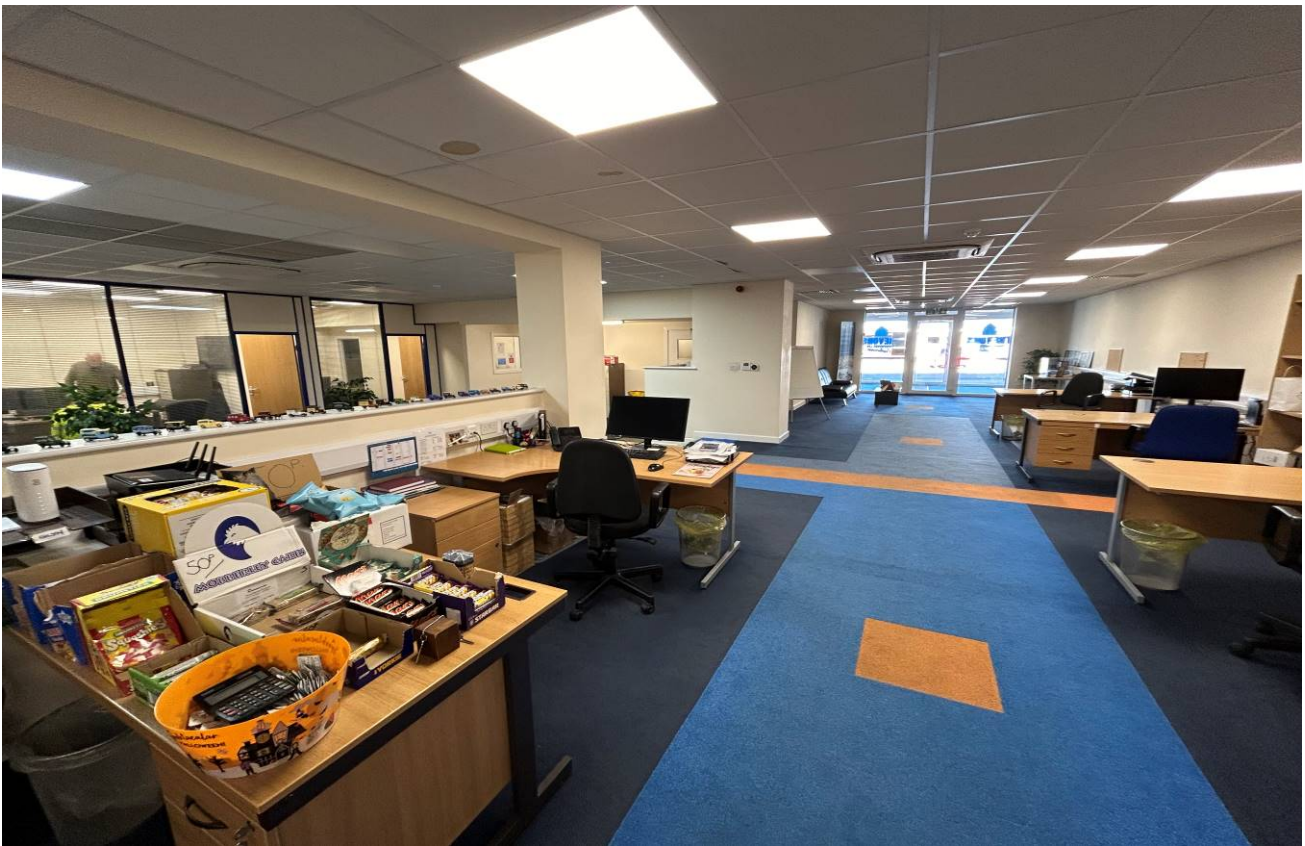
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