

FOR LEASE / FOR SALE

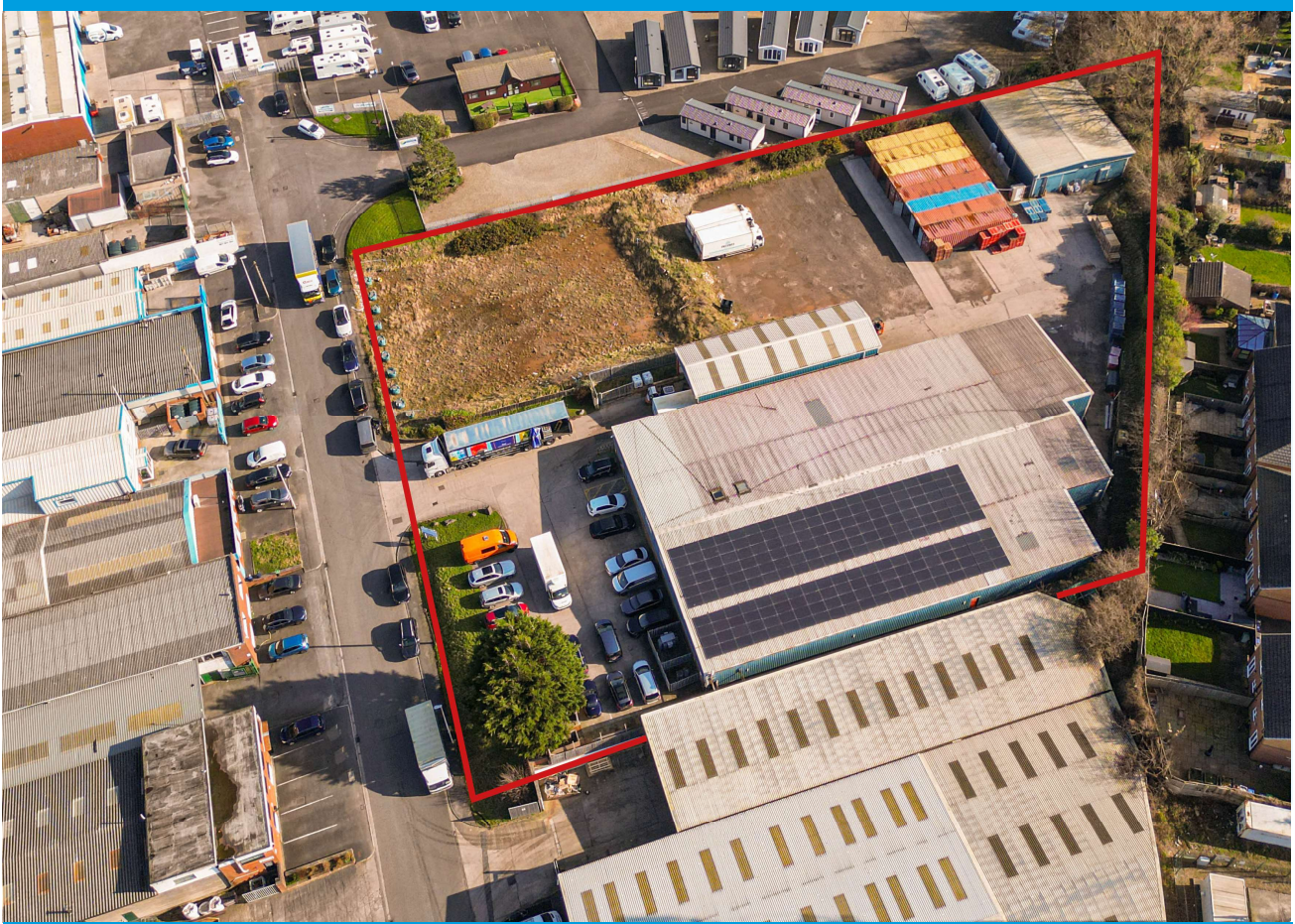
EXCELLENT OPPORTUNITY

**40 CHORLEY ROAD
BLACKPOOL
LANCASHIRE
FY3 7XQ**

- WAREHOUSE WITH COLD STORE/ OFFICES/ YARD
- LOCATED IN POPULAR AND SOUGHT AFTER LOCATION
- TOTAL SITE AREA APPROX 1.55 ACRES
- TOTAL BUILDING NIA: 20,057 SQ FT
- VIEWING ESSENTIAL
- PLANNING PERMISSION GRANTED FOR FURTHER UNIT

RENTAL PRICE: £120,000 PER ANNUM EXCLUSIVE

SALE PRICE: £1,300,000



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

CHORLEY ROAD, BLACKPOOL

LOCATION

This commercial premises occupies a strong trading location on Chorley Road off the very busy Mowbray Drive in Blackpool. There are 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

Duxburys Commercial are delighted to have been instructed to market this excellently positioned modern warehouse with yard. The unit would suit various uses STPP and is currently utilised as storage and distribution. The unit is racked with a mezzanine. There is also a separate cold store unit. To the front of the building is an office/ admin area. There is a car park to the front with loading to the side and rear of the warehouse. The remaining land/ yard can be accessed from the front and side.

ACCOMMODATION

Floor	Use	Sq M	Sq Ft
Ground Floor	Office- admin block, lobby and corridor, two managers offices, former stairs, toilets, kitchenette, store/ breakout area Total admin GIA	76.46	823
	Front switch room (inc solar panel invertors)	21.35	229.65
	Main Warehouse Areas	1098	11814
	Rear Bay	72	774

	Rear Bay (Yard access)	50	539.5
	Separate Store	26.41	284
	Total GF main building GIA	1345	14,464
	Mezzanine store area Restricted head height	163.60	1760
	Separate Cold Store	193	2076
	Total Building GIA	1701	18,303
	Loading Bay Canopy	163	1,754
TOTAL	All buildings and loading bay canopy GIA	1,864	20,057
TOTAL SITE AREA			Approx 1.55 acres

SOLAR PANELS

In the case of a letting the landlord will require access to the Solar Panel installations and associated equipment. There is no benefit to the occupier from the solar panels as they do not feed or provide electricity to the unit itself.

In the case of a sale the solar panels will be dealt with by a separate negotiation.

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: B (50)
Certificate Number: 9474-5575-5146-8693- 6273

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.

PLANNING

No warranties are given to purchaser/ tenant in relation to planning permission. It is the purchaser/ tenants' responsibility to make their own enquiries to the council.

We understand there is planning permission granted for another warehouse unit to be erected on the land.

Application number 23/ 0190

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

BUSINESS RATES

2023 RV: £54,500 pa.

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

TENURE

Leasehold. Further information is available on request.

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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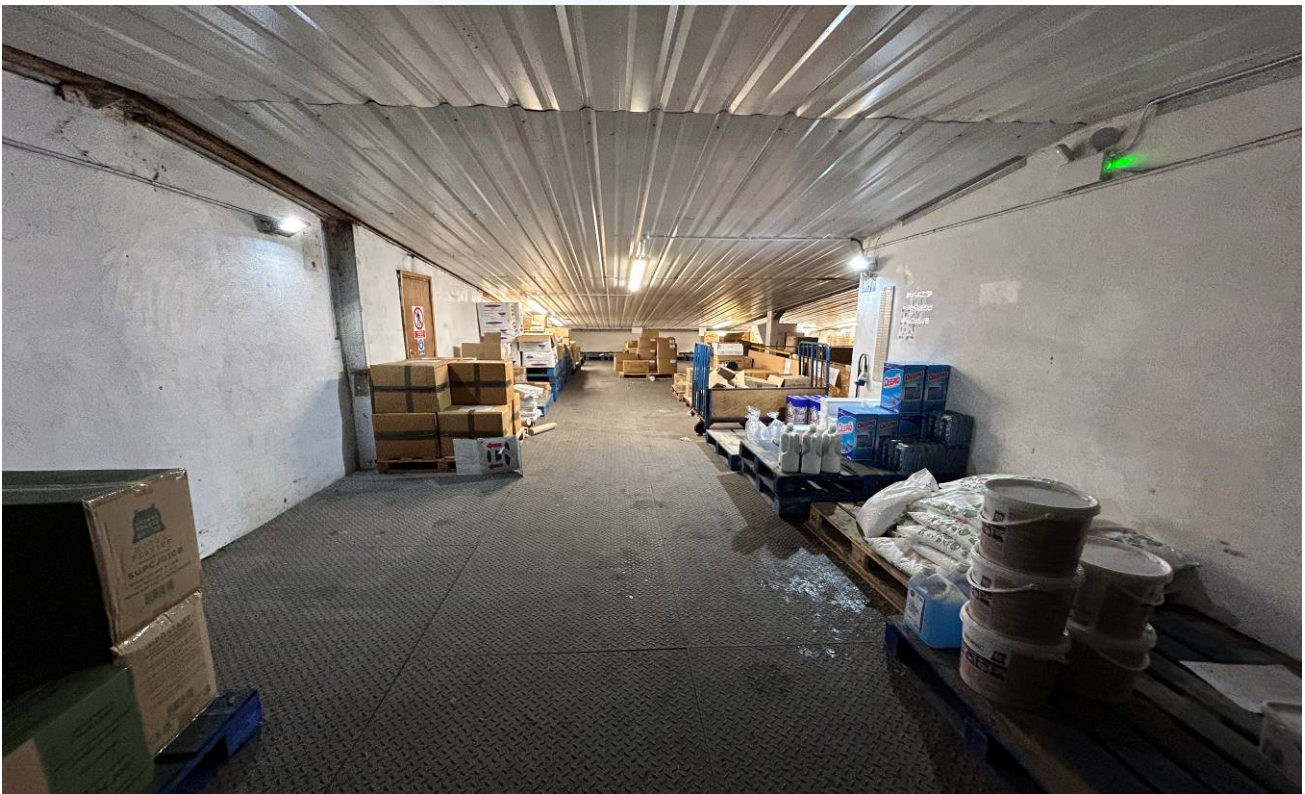


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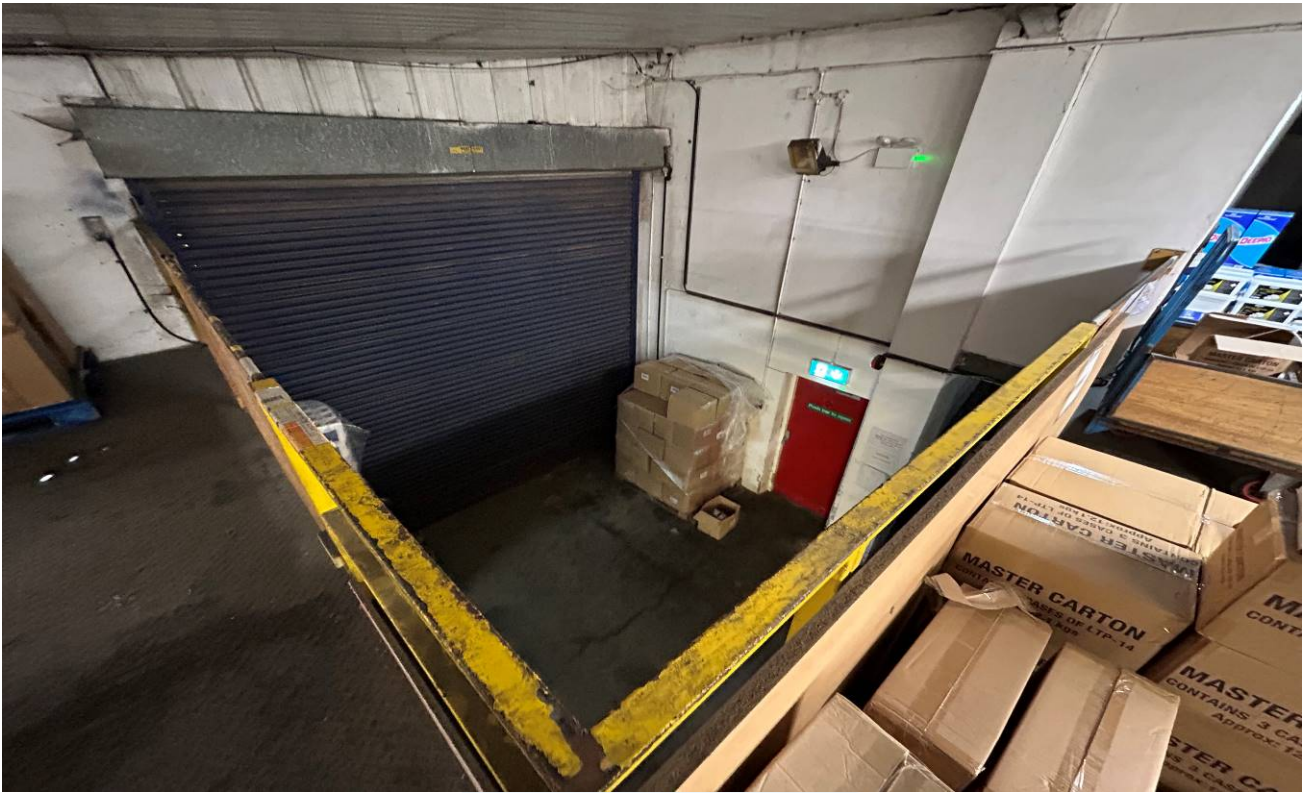


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