

FOR LEASE

PRESENTLY SEAT CAR DEALERSHIP PREMISES, WITH CAR PARKING

SEAT CAR DEALERSHIP BUILDING
LYTHAM ST. ANNES WAY
WHITEHILLS BUSINESS PARK
BLACKPOOL
LANCASHIRE
FY4 5PQ

- HIGH SPECIFICATION COMMERCIAL BUILDING
- PRESENTLY A SEAT CAR DEALERSHIP
- PRIME CORNER LOCATION ON DISLEY CLOSE & THE MAIN ARTERIAL ROUTE OF LYTHAM ST ANNES WAY
- GROUND FLOOR GROSS AREA APPROX 4,600 SQ FT
- INCLUDES OFFICES, STAFF ROOM/KITCHEN, WC's
- EXCELLENT ACCESS TO M55 MOTORWAY & M6 BEYOND
- WOULD SUIT A VARIETY OF USES (SUBJECT TO PLANNING AND LANDLORD CONSENT)

RENTAL: £69,950 PA EXC. + VAT



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

LYTHAM ST ANNES WAY, FY4 5PQ (WHITEHILLS BUSINESS PARK) BLACKPOOL

LOCATION

Whitehills Business Park is an established commercial area that is occupied by numerous established businesses and national operators, car dealerships including BMW and Honda. Travis Perkins, MKM and B&Q.

This prestigious development is situated on Whitehills Business Park, providing ease of commuting to junction 4 of the M55. The M55 provides access to the M6 motorway allowing ease of commuting throughout North West England and the motorway network beyond. Commuting options are also available to the surrounding towns of Blackpool, St Annes and Lytham.

DESCRIPTION

The building comprises:

- Ground Floor Retail premises
- Gross Internal Area 4,600 sq ft. approx.
- 30 external car parking spaces
- Additional external car parking spaces potentially available by negotiation.
- Presently occupied by SEAT car dealership, who are due to move into new premises.
- Open plan retail / business space.
- Also provides offices and staff breakout area and WC's.

This is a prime located business premises, that would suit a variety of uses (subject to landlord and planning consent).

The location benefits from a wealth of passing trade and is highly visible and easy to locate.

ACCOMMODATION

GROUND FLOOR

Gross Internal Area measurements: approx. 4,600 sq ft.

Eaves Height: 2.5m, rising to 3.4m into pitch.

Externally - 30 car parking spaces available. (Additional external car parking spaces potentially available by separate negotiation).

SITE SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the water balancing pond. Further service charge information may apply. Details to be confirmed.

ADDITIONAL PHOTOS

Can be viewed on the latter pages of this brochure.

RATEABLE VALUE

Ratable Value: £65,000 pa, this is not the amount you pay but is used to calculate Rates Payable, as per the VOA website. This RV may need to be re-assessed dependent of the space leased and external areas.

LEASE

A new FRI lease is available with terms to be agreed.

VAT

All prices/figures quoted are plus VAT, at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1 OR email: adam@duxburyscommercial.co.uk

LANDLORDS LEGAL FEES

The incoming tenant is to undertake to pay the Landlords legal fees, however the legal fees amount will be reimbursed to the tenant by way of a reduction on the initial rent due by the tenant, following a successful completion of the lease. These details can be further explained verbally upon request also.

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 or the landlord. 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. All measurements and details are approximate.



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:

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 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) 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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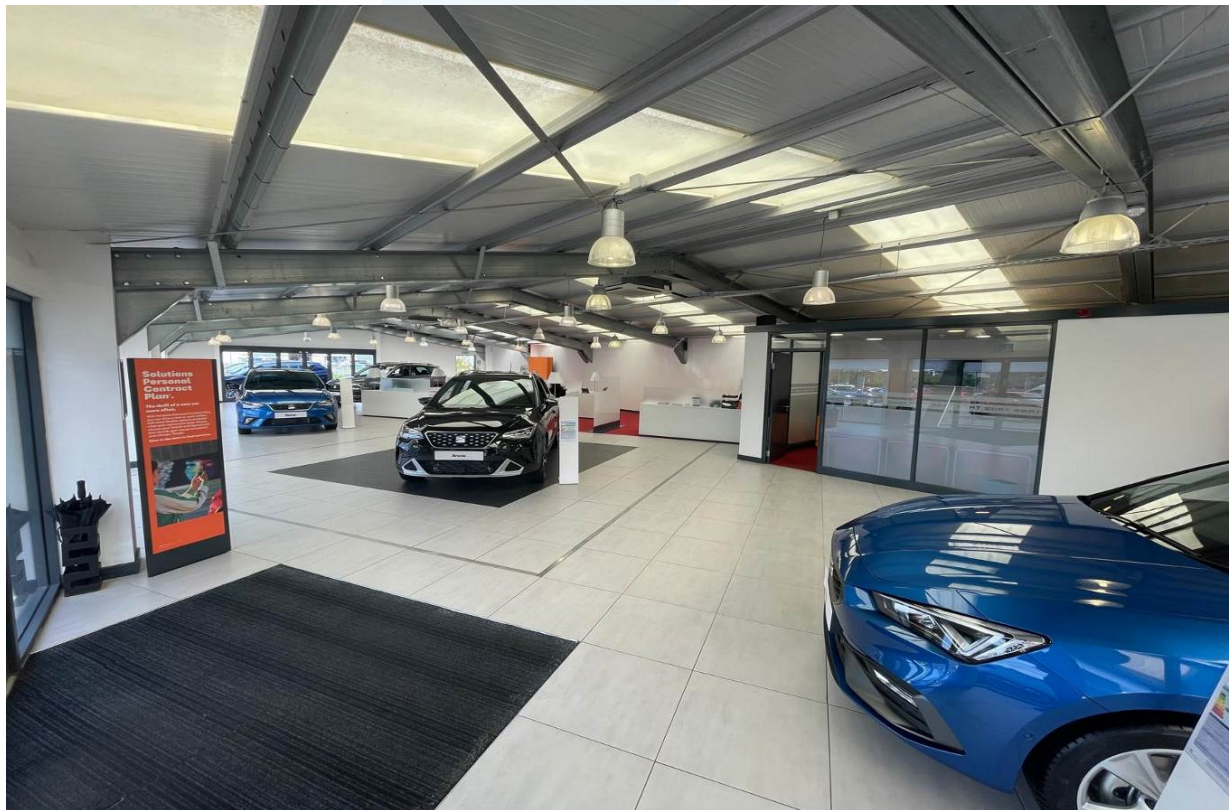
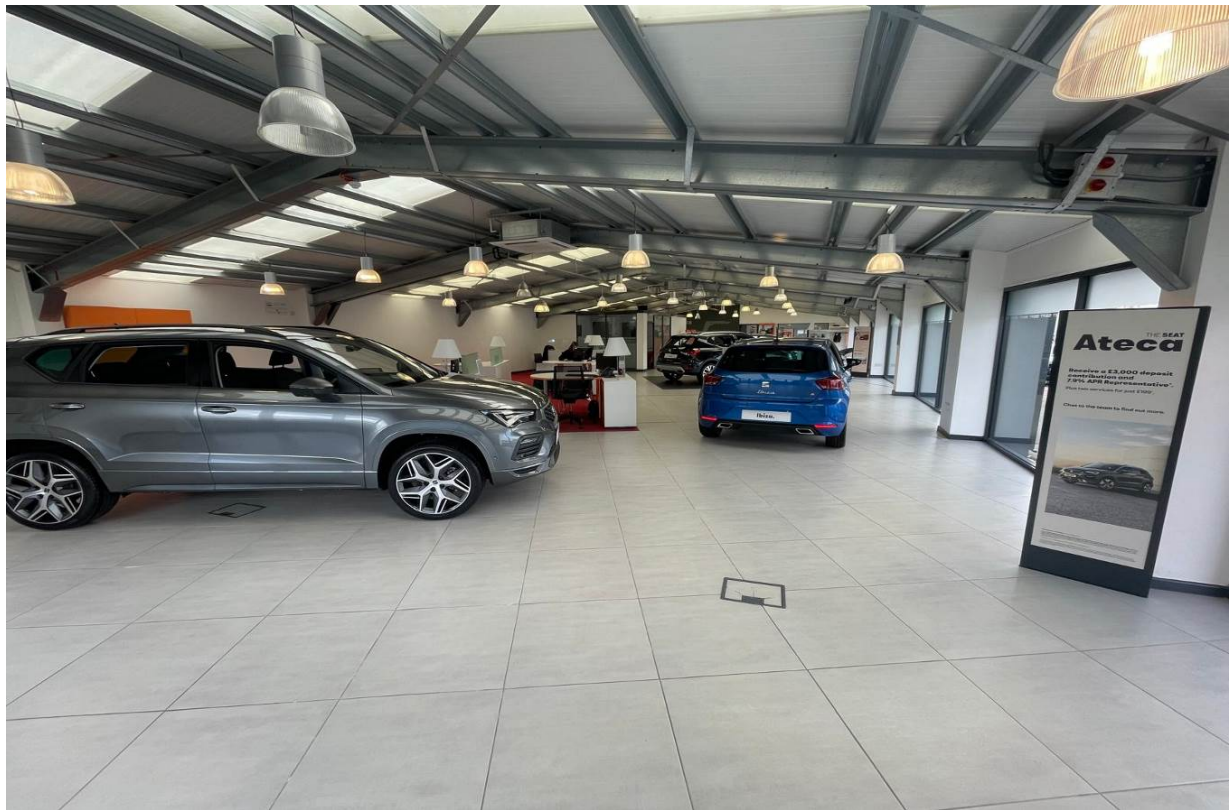
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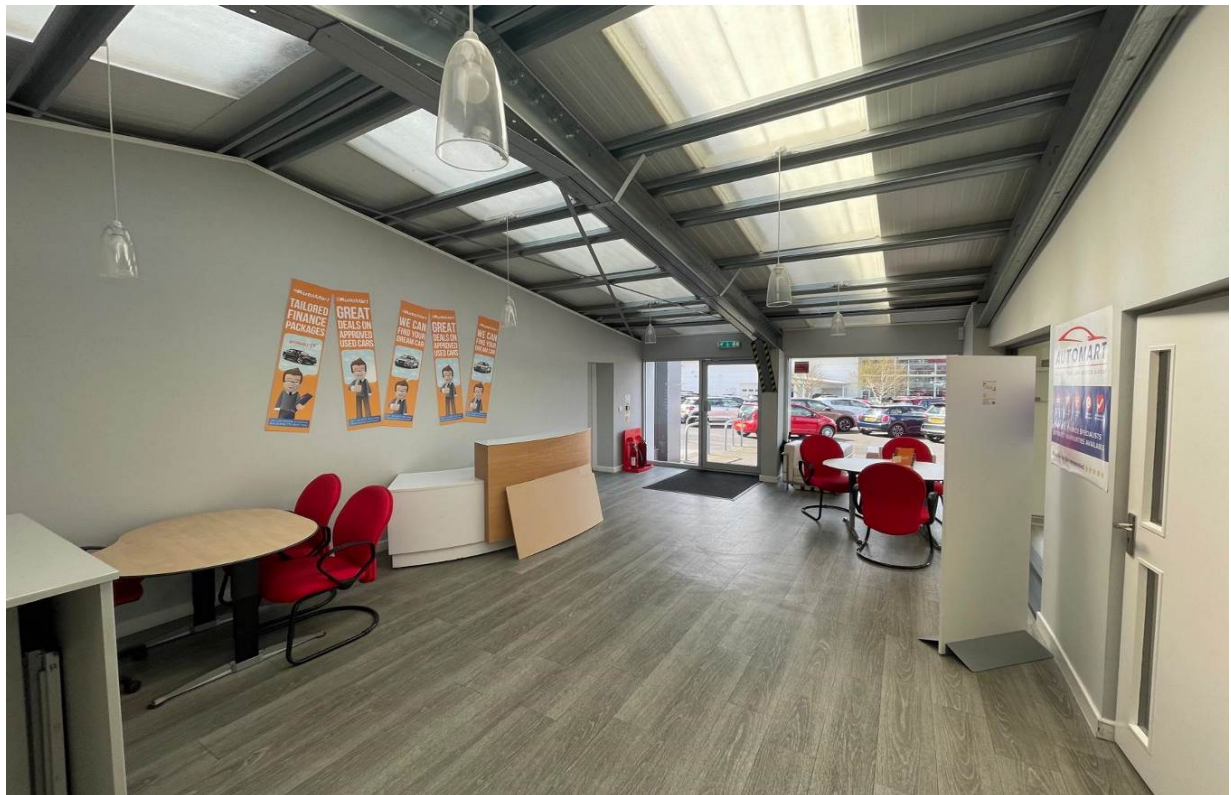
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