

# FOR SALE MODERN COMMERCIAL UNIT

UNIT 9  
THE WHEELER HUB  
BRISTOL AVENUE  
BISPHAM  
BLACKPOOL  
FY2 0FY

- HIGH QUALITY MODERN BUSINESS UNIT
- RENTAL INCOME: £6,500 PA + VAT
- APPROX. 12 MONTHS TO RUN ON INITIAL 3 YEAR LEASE, COPY OF LEASE AVAILABLE ON REQUEST
- WORKSHOP / SMALL BUSINESS USE
- WEALTH OF PASSING TRADE
- SITE FRONTS ONTO A MAIN ARTERIAL ROUTE
- EAVES HEIGHT 4.5m INCREASING TO 7m approx.
- ROLLER SHUTTER LOADING ACCESS
- 2 NO. CAR PARKING SPACES TO THE FRONT
- DISABLED ACCESS WC WITH WHB
- KITCHENETTE
- EMERGENCY LIGHTING INSTALLED
- THREE PHASE ELECTRIC SUPPLY / NO GAS

**ASKING PRICE: OFFERS OVER £82,000 EXC**



**Duxburys**  
Commercial

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# BRISTOL AVENUE, BLACKPOOL

## LOCATION

The Wheeler Hub development is located on 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 site fronts onto Bristol Avenue which provides a wealth of passing vehicle and pedestrian trade.

## RENTAL INCOME / LEASE

The unit is presently leased out, with approximately 12 months to run on the initial 3 year lease. The tenant also pays the site Ground Rent, Service Charge and reimburses the Landlords legal insurance. Rental Income: £6,500 pa exc. + VAT.

## DESCRIPTION

This modern commercial unit comprises:

- Mains electrics – 3 Phase
- 2 no. car parking spaces to the front.
- Roller access loading door
- Open plan workspace.
- Constructed to shell condition.
- Aluminum framed windows and doors.
- Disabled access WC with wash hand basin
- Open plan Kitchenette
- Unit height: 4.5m raising to 7m internally.
- No gas

## ACCOMMODATION

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

Approx. measurements

## BUSINESS RATES

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

## ADDITIONAL IMAGES

Can be viewed on the latter pages of the brochure.

Some internal images are from when the unit was last vacant and are for guidance only and not to be relied upon solely.

## EPC RATING

TBC

## VAT

Prices quoted are subject to/ plus VAT at the prevailing rate.

## SERVICE CHARGE & GROUND RENT

Service Charge £350 pa + VAT  
Ground Rent £290 pa + VAT  
(Approximate figures). These are paid by the tenant / occupant, based on the present lease.

## 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.

## VIEWING ARRANGEMENTS

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

## AGENTS DISCLAIMER

These marketing details have been produced with information provided by the developer and may be subject to change.

### 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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- (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.



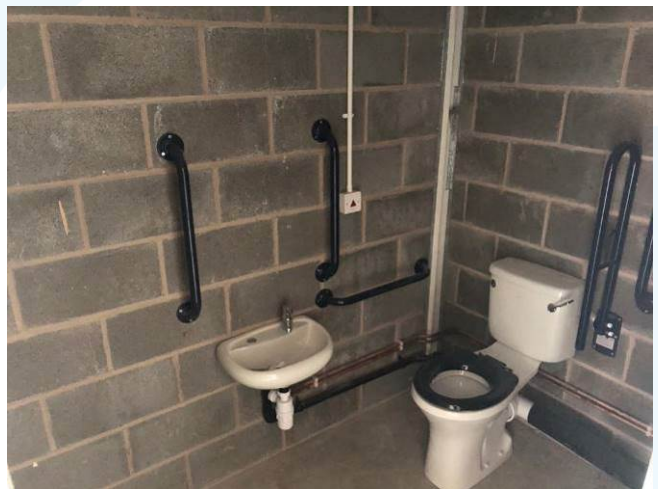




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Internal Photographs are from when the unit was last vacant and for guidance purposes only, the unit is presently leased out.

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