

FOR LEASE

UNIT 2
281 BRISTOL AVENUE
BISPHAM
BLACKPOOL
FY2 0JF

- OPEN PLAN WAREHOUSE / INDUSTRIAL UNIT
- WITH MEZZANINE AND ENCLOSED CANOPY
- EXTERNAL LOADING AREAS AND CAR PARKING
- OFFICE AND WC
- STAFF BREAK OUT / KITCHEN AREA
- ROLLER SHUTTER DOOR AND PERSONNEL DOOR
- VIEWINGS HIGHLY RECOMMENDED

RENT: £44,000 PA + 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

BRISTOL AVENUE, BISPHAM

LOCATION

This warehouse building occupies a sought-after and convenient location in Blackpool. It is located on Bristol Avenue, which is accessed off Moor Park Avenue and Bispham Road.

It allows ease of commuting towards the town centre with its array of shopping facilities and amenities. There are also nearby shops and amenities. Ease of commuting is available towards the M55 the expressway which leads to the M6 motorway.

DESCRIPTION

This warehouse/ industrial premises comprises of open plan ground floor accommodation which also benefits from an office and WC. A mezzanine floor provides further storage space and is currently utilised as a staff breakout/kitchen area. There is also an enclosed canopy.

The property also benefits from a roller shutter door, personnel door and has external loading areas and car parking.

Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Ground floor: 5,000 sq ft
Mezzanine: 1,000 sq ft
Enclosed Canopy: 2,000 sq ft

TOTAL: 8,000 sq ft approx

All measurements are approximate

RATEABLE VALUE

RV: £26,250 (Apr 2023)

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

LEASE DETAILS/ LEGAL FEES

Available by way of a new FRI lease with terms to be agreed. The ingoing tenant is responsible for the landlords legal fees. Quote to be provided.

EPC

To be confirmed

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

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

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.
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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.



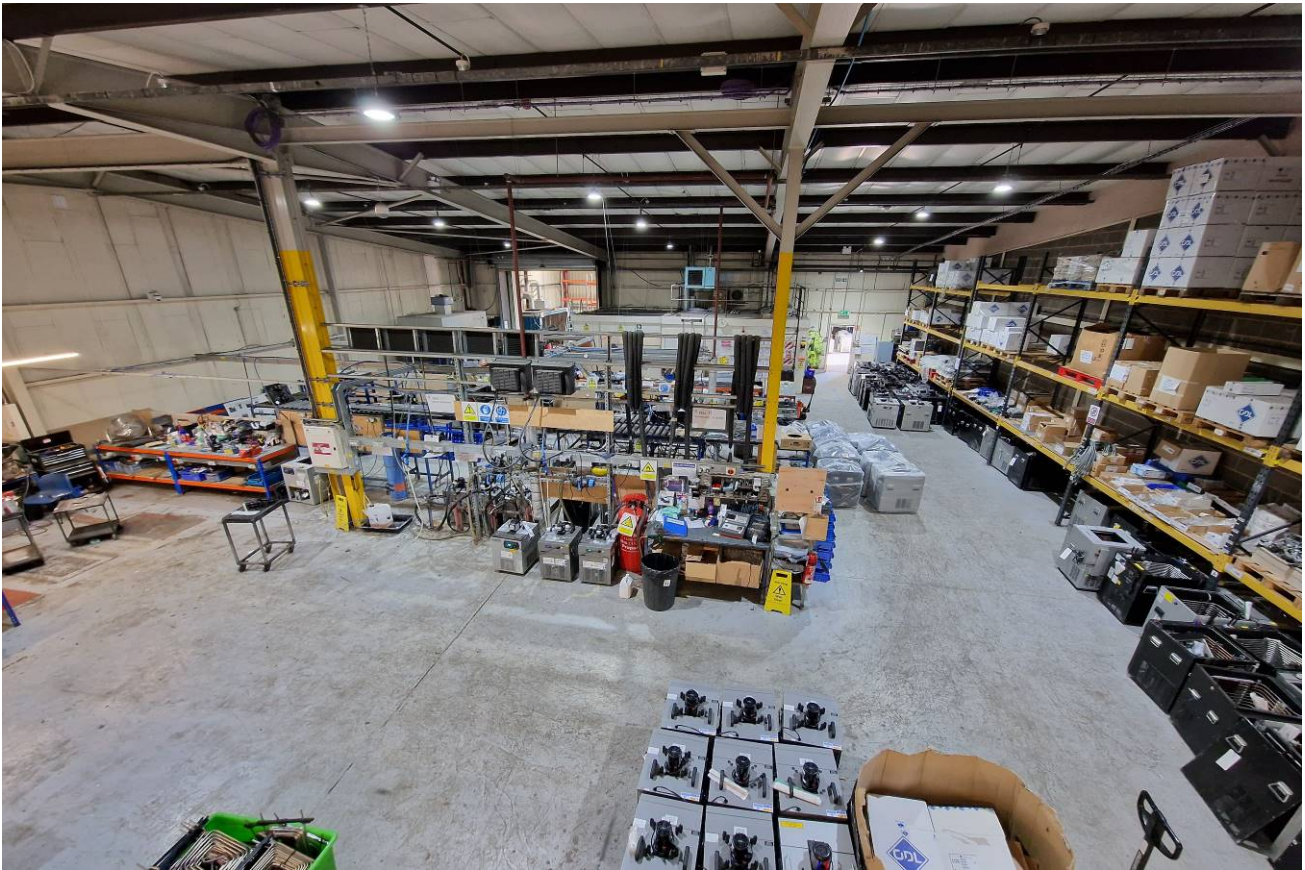


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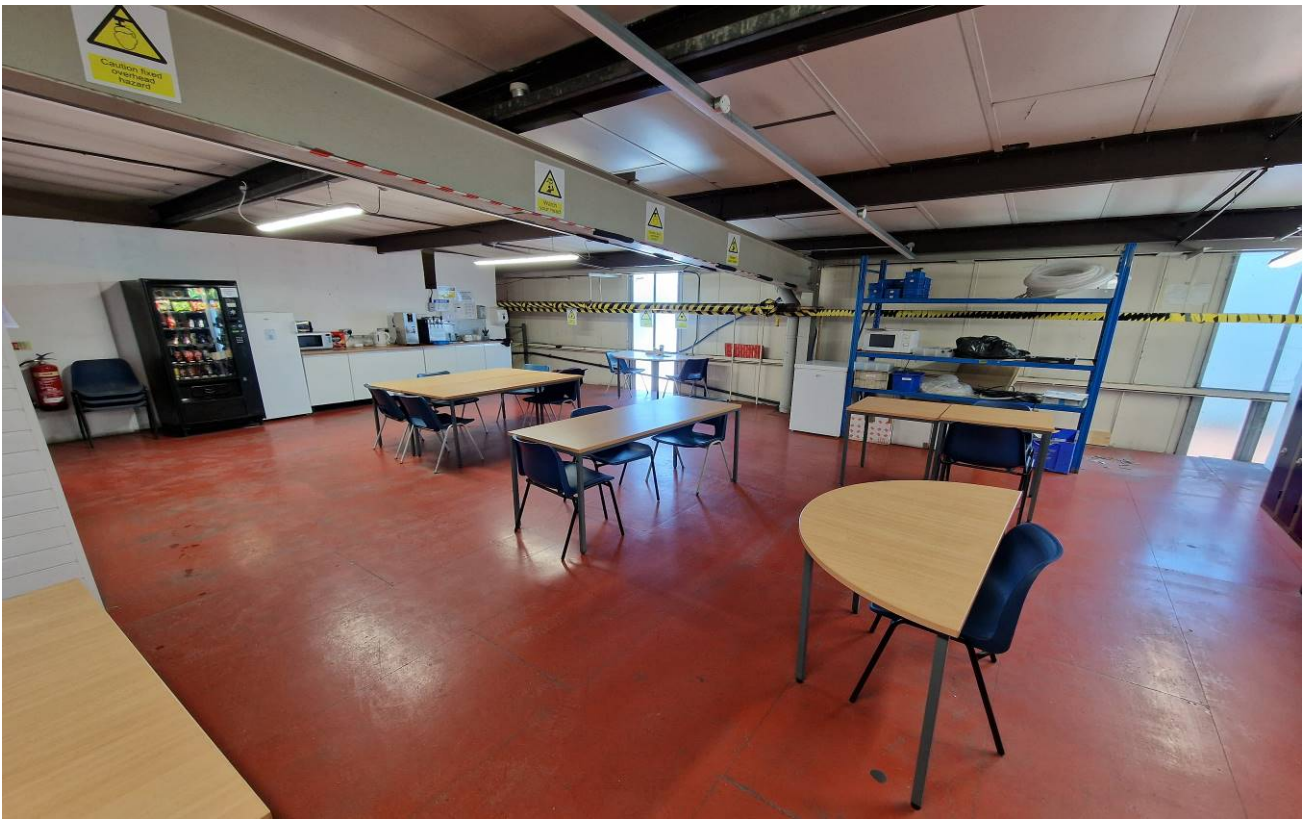


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