

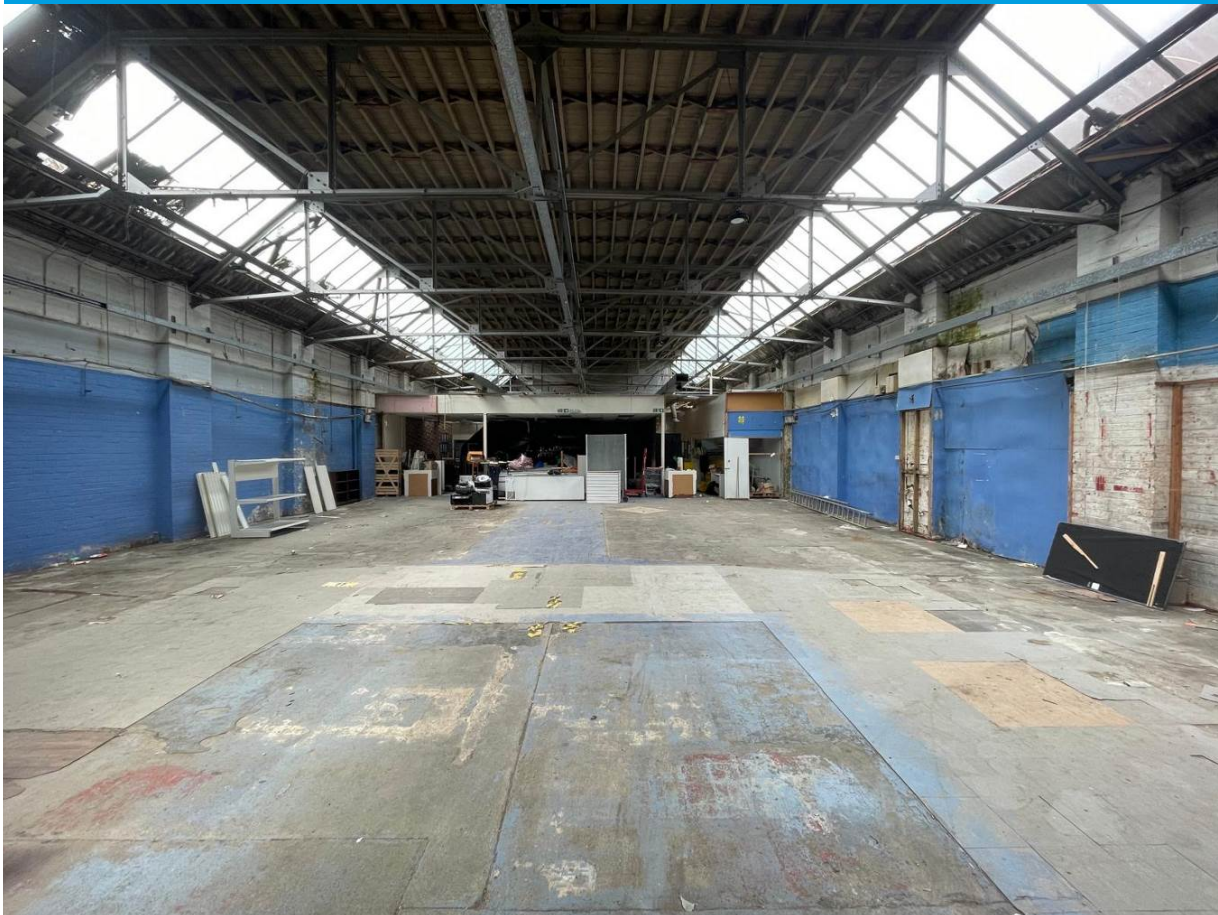
FOR LEASE

WAREHOUSE / WORKSHOP BUILDING, PRESENTLY PART OF A LARGER MARKET TYPE BUILDING*

WAREHOUSE/WORKSHOP BUILDING
GORDON STREET (OFF WATERLOO ROAD)
BLACKPOOL
FY4 1AJ

- OPEN PLAN WAREHOUSE/WORKSHOP BUILDING
- GOOD EAVE HEIGHT
- TOTAL GROUND FLOOR GIA: APPROX 9,500 SQ FT
- ACCESS VIA GORDON STREET (OFF WATERLOO ROAD & BOND ST)
- ADDITIONAL ACCESS VIA ACCESS ROAD OFF RAWCLIFFE STREET
- INTERNAL VIEWINGS ARE ESSENTIAL TO APPRECIATE THE EXTENT OF ACCOMMODATION ON OFFER

RENTAL: £24,500 PA EXC.



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

GORDON STREET, BLACKPOOL

LOCATION

This warehouse/workshop building is located in South Shore, Blackpool. It can be accessed via Gordon Street which in turn is accessed off Waterloo Road or Bond Street. In addition, there is a second access road directly off Rawcliffe Street. Waterloo Road is a main thoroughfare for the area and boasts a wide variety of businesses to include Savers, Card Factory, Cash Converters, Bet Fred, Iceland and Scrivens Opticians. Rawcliffe Street is primarily a residential road and Bond Street comprises a mix of residential and commercial property. The promenade is within a short distance away, as is Lytham Road which are two additional main arterial routes for commuting.

DESCRIPTION

This warehouse/workshop building presently connects to Waterloo Market (35 Waterloo Road). It is being leased separately and is therefore accessible via Gordon Street, Bond Street or Rawcliffe Street.

This warehouse/workshop space can be leased in addition to Waterloo Market and details are available in a separate brochure. The building offers good eaves height, and generally open plan space. Ideal for a variety of commercial purposes.

Two main vehicle access routes, Gordon Street and Rawcliffe Street. A new owner may wish to install a new vehicle access door to the Gordon Street elevation (subject to planning). The Rawcliffe Street access road entrance is already in place and can provide customer/pedestrian access or opened again for loading access. Internal viewings are essential to appreciate the space on offer.

ADDITIONAL BROCHURES

Are available detailing:

- The combined buildings.
- The retail space (35 Waterloo Road).

PLANS OVERLEAF

Layout plan and Access routes – for guidance purposes only and not to be relied upon solely.

LEASE / LEGAL COSTS

The premises are available by way of a new effective FRI lease with terms to be agreed. The ingoing tenant is responsible for the landlord's legal fees incurred. Quote to be provided.

ACCOMMODATION

Ground floor GIA: 9,500 sq ft approx.

This is an "L" shaped building. See plan for guidance purposes.

BUSINESS RATES

To be confirmed.

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

Disclaimer: We are informed that the rent is NOT subject to VAT but this should be verified directly also by any potential new occupier. (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

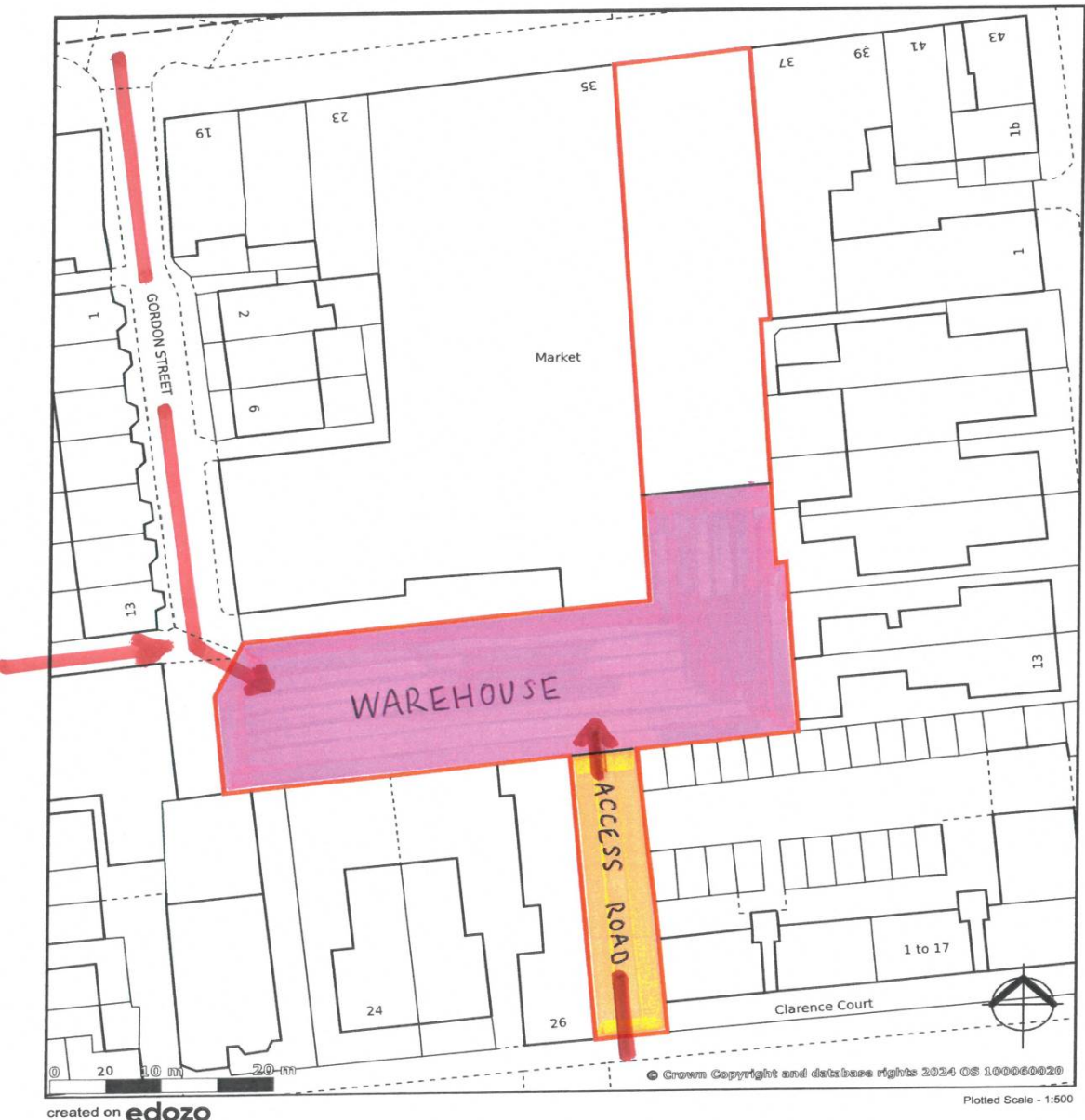
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, 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:

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 - (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.



BELOW: WAREHOUSE - Layout plan and Access routes – for guidance purposes only and not to be relied upon solely.



BELOW: WAREHOUSE & RETAIL - Layout plan and Access routes – for guidance purposes only and not to be relied upon solely. Subject to Availability & SEPARATE

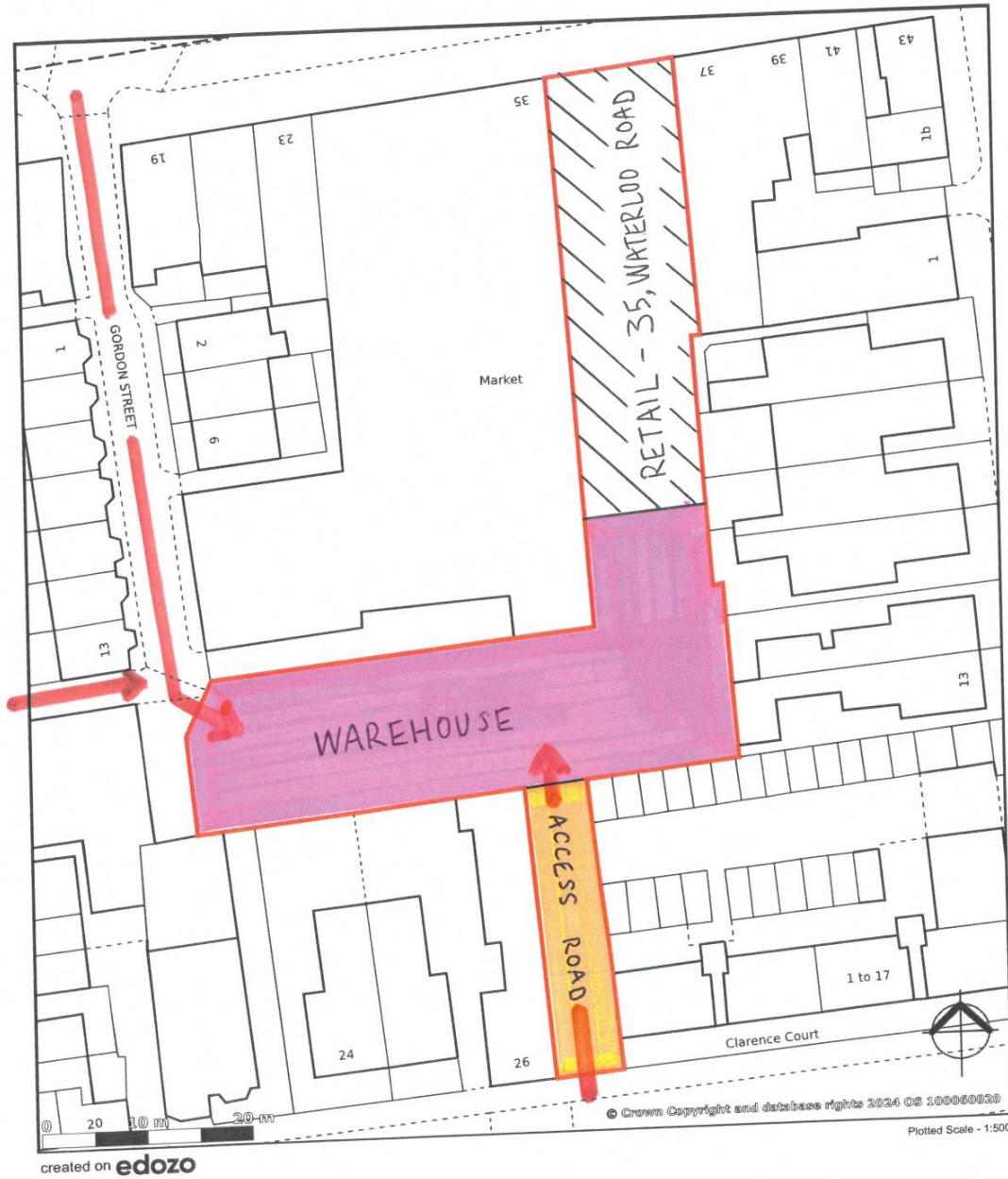
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NEGOTIATION, the **WAREHOUSE & RETAIL** can be purchased combined.



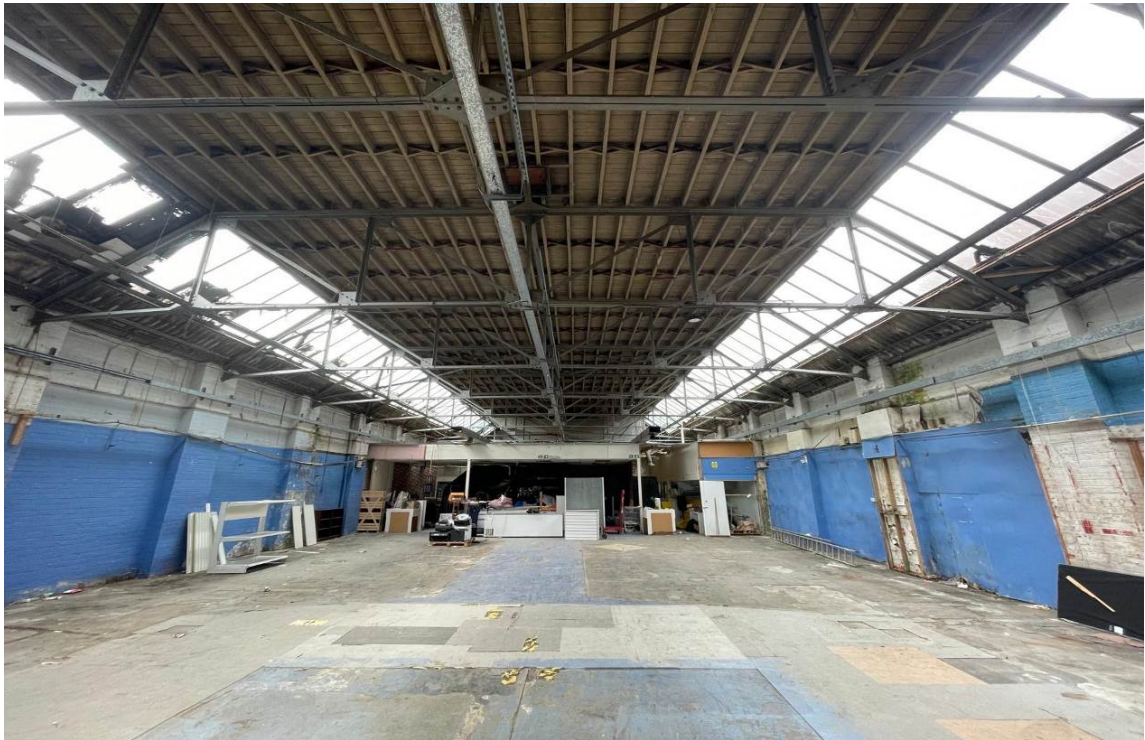
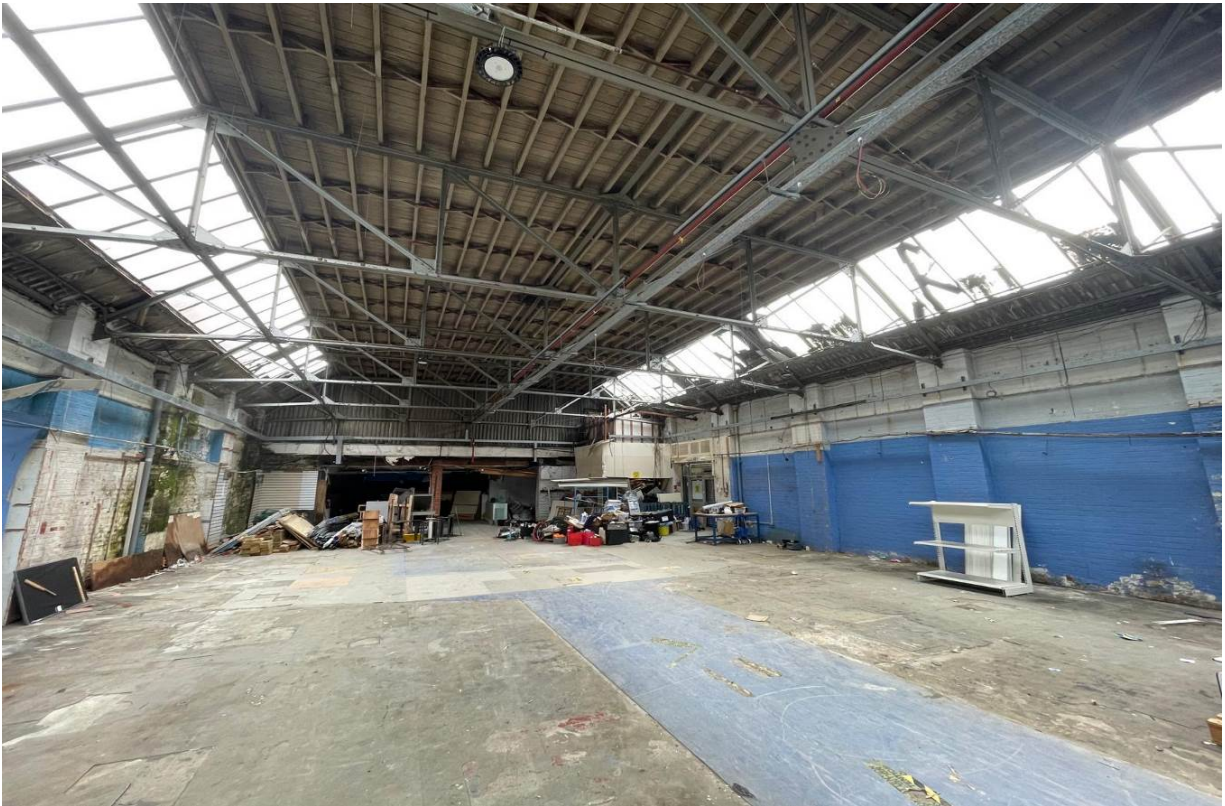
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ADDITIONAL PHOTOS – below and overleaf.

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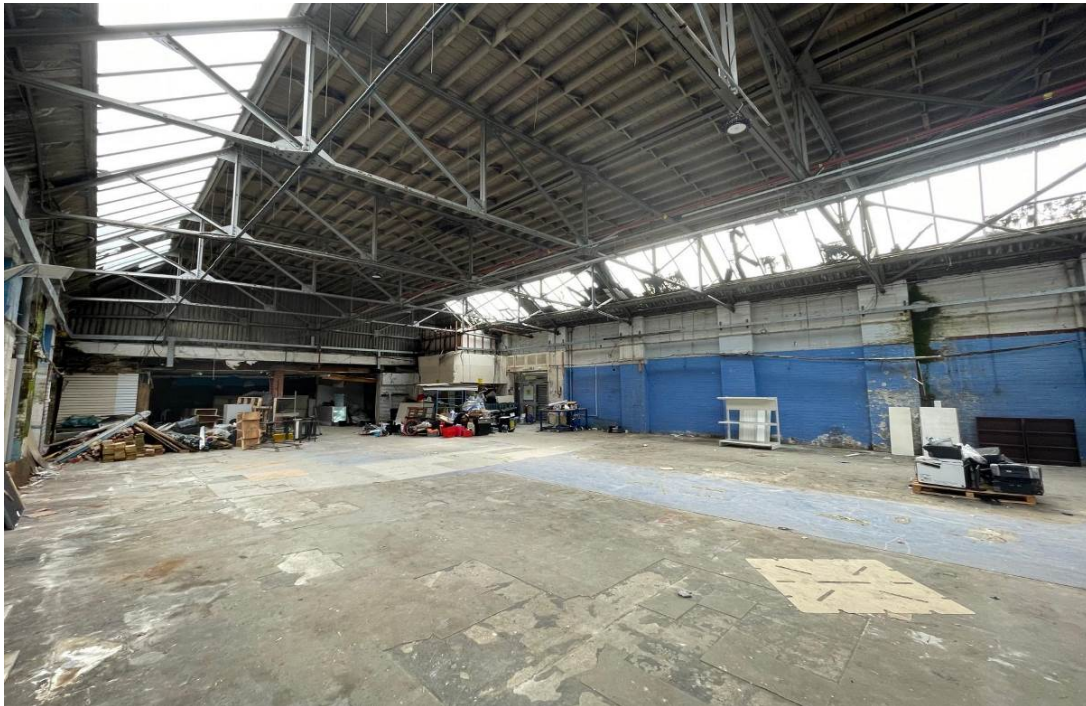


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BELOW: Entrance via Gordon Street, that can be accessed via Waterloo Road & Bond St.
Subject to Planning a large vehicle could be installed in the below elevation.

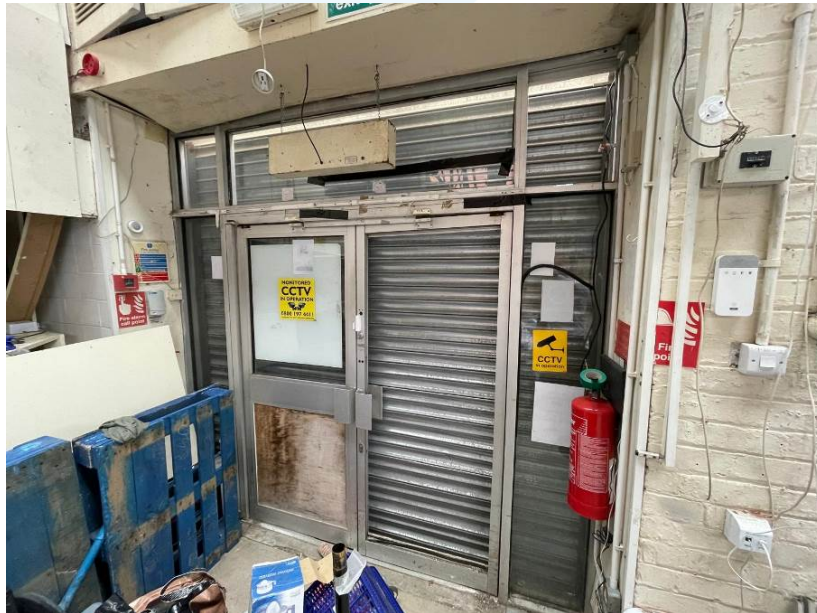


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BELOW: Entrance via access road off Rawcliffe Street.



ABOVE: the access via Rawcliffe Street can provide pedestrian access or reverted to loading access.

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BELOW: Gordon Street entrance, directly off Waterloo Road.



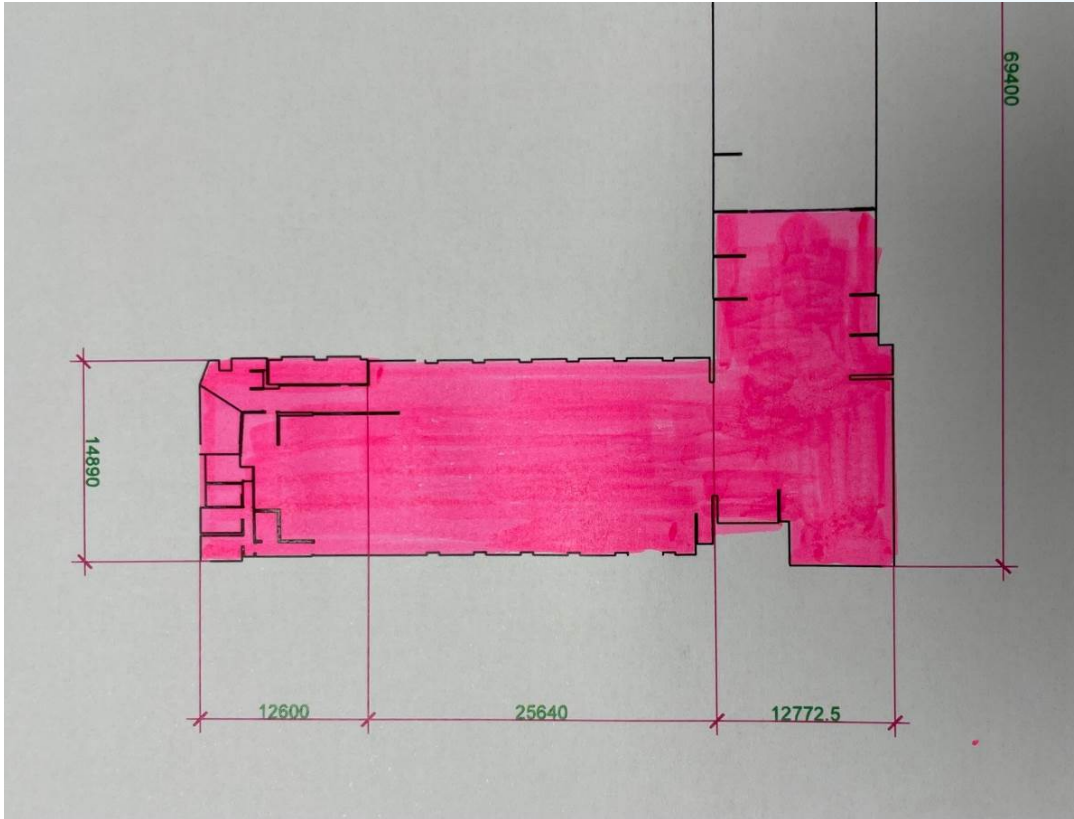
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