

# FOR LEASE

## BUSY RETAIL PARK LOCATION

FORMER CARPET RIGHT PREMISES  
CHERRY TREE RETAIL PARK  
CHERRY TREE ROAD  
BLACKPOOL  
LANCASHIRE  
FY4 4TH

- PRIME RETAIL WAREHOUSE PREMISES
- ON AN ESTABLISHED & BUSY RETAIL PARK
- NEXT TO BARNARDOS, ASDA, POUNDLAND AND HOME BARGAINS
- GROUND FLOOR GROSS AREA: 13,670 SQ FT
- MEZZANINE SALES / STORAGE AREA: 4,790 SQ FT
- TOTAL AREA COMBINED: 18,460 SQ FT
- VERY BUSY LOCATION AND HIGHLY VISIBLE UNIT
- HIGH SCHOOL OPPOSITE
- WEALTH OF PASSING VEHICLE & PEDESTRIAN TRADE
- DENSE SURROUNDING RESIDENTIAL AREAS

**RENTAL: £160,000 PA EXC + VAT**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# CHERRY TREE ROAD, BLACKPOOL

## DESCRIPTION

This retail warehouse unit comprises:

- Retail Warehouse space.
- Located on the well-known and popular Cherry Tree Retail Park
- Former Carpetright store
- Located next door to Barnardo's, ASDA superstore and Petrol Station, Poundland and Home Bargains
- The surrounding areas comprise of dense residential areas.
- Ease of commuting around the town and towards the M55 motorway.
- Shared car park to the front, rear area for loading/deliveries.
- Situated on a busy main arterial route.
- Open plan ground floor Retail Warehouse space, with excellent glazed frontage.
- part Mezzanine Floor, which is mainly open plan retail space, plus storage space.

Internal viewing is essential and available by appointment.

## LOCATION

The retail park is situated on Cherry Tree Road, a main arterial route providing a large volume of passing vehicle trade and pedestrian trade. It is located with dense surrounding residential areas and opposite a high school.

Cherry Tree Road connects with both Clifton Road and Vicarage Lane, other main arterial routes. This continuation of roads, plus Midgeland Road and Squires Gate Lane (A5230), plus Preston New Road (A583) connects a large catchment area with the retail park.

The immediate surrounding area is home to a number of retail occupiers including an ASDA superstore plus Petrol Station, Poundland and Home Bargains, as well as a number of trade counter occupiers including Smyths Toys, Halfords, Screwfix and Tool Station. There is a McDonalds restaurant/drive through, a Subway and other established local operators in the area.

Ease of commuting is available to the retail park from Blackpool town centre and also from surrounding areas the likes of Lytham St Annes. Ease of commuting is available towards the M55 motorway.

## ACCOMMODATION

**Ground Floor Sales Area:** 13,670 SQ FT

**Part Mezzanine Floor (additional sales area and/or storage space):** 4,790 SQ FT

**Total Combined space:** 18,460 sq ft

(Approximate measurements).

## LEASE / LEGAL FEES / SERVICE CHARGE

A new FRI lease is available with terms to be discussed. The incoming tenant is to be responsible for the landlord's legal fees incurred in the transaction. A quote will be provided.

Service Charge: details to be confirmed.

## RATEABLE VALUE

Rateable Value: £162,000 pa. This is not the amount you pay but is used to calculate Rates Payable.

## EPC

TBC

## VAT

VAT is applicable at the prevailing rate.

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 or 01772 280500 Option 1 or email: [adam@duxburyscommercial.co.uk](mailto: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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(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.



## IMAGES / PLANS / MAPS (For guidance purposes only).



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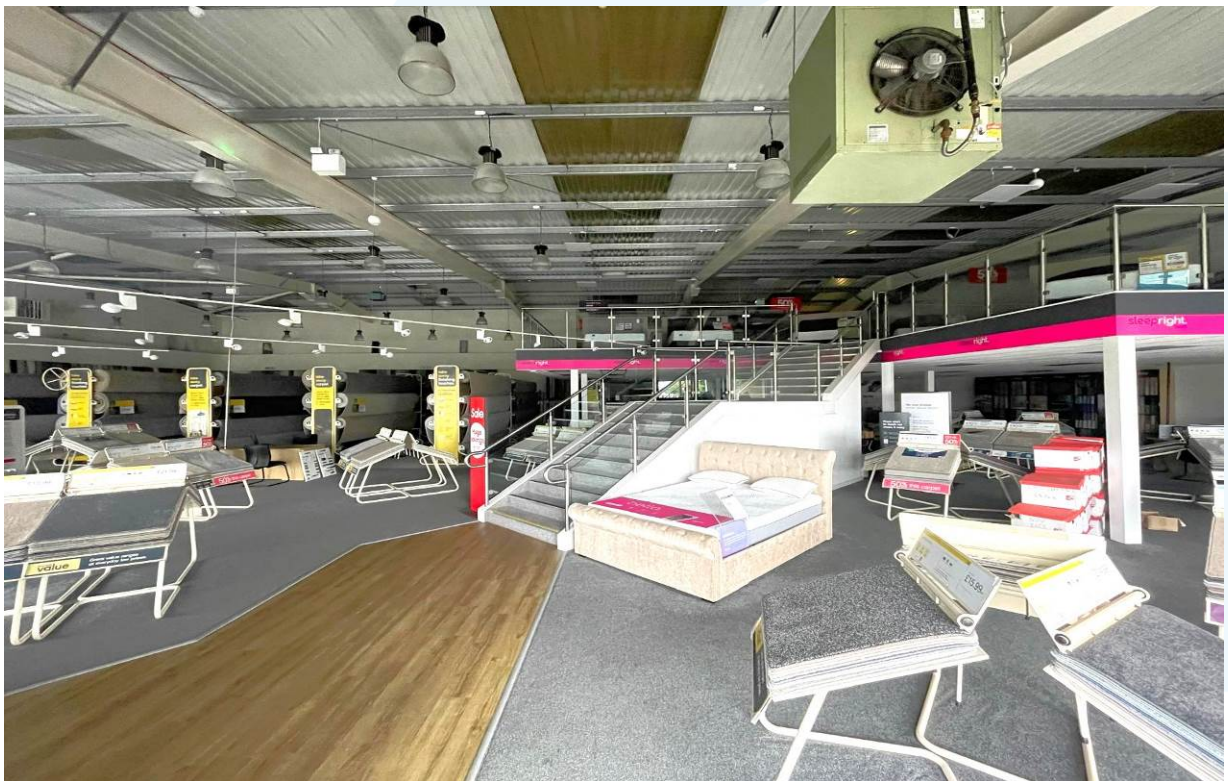
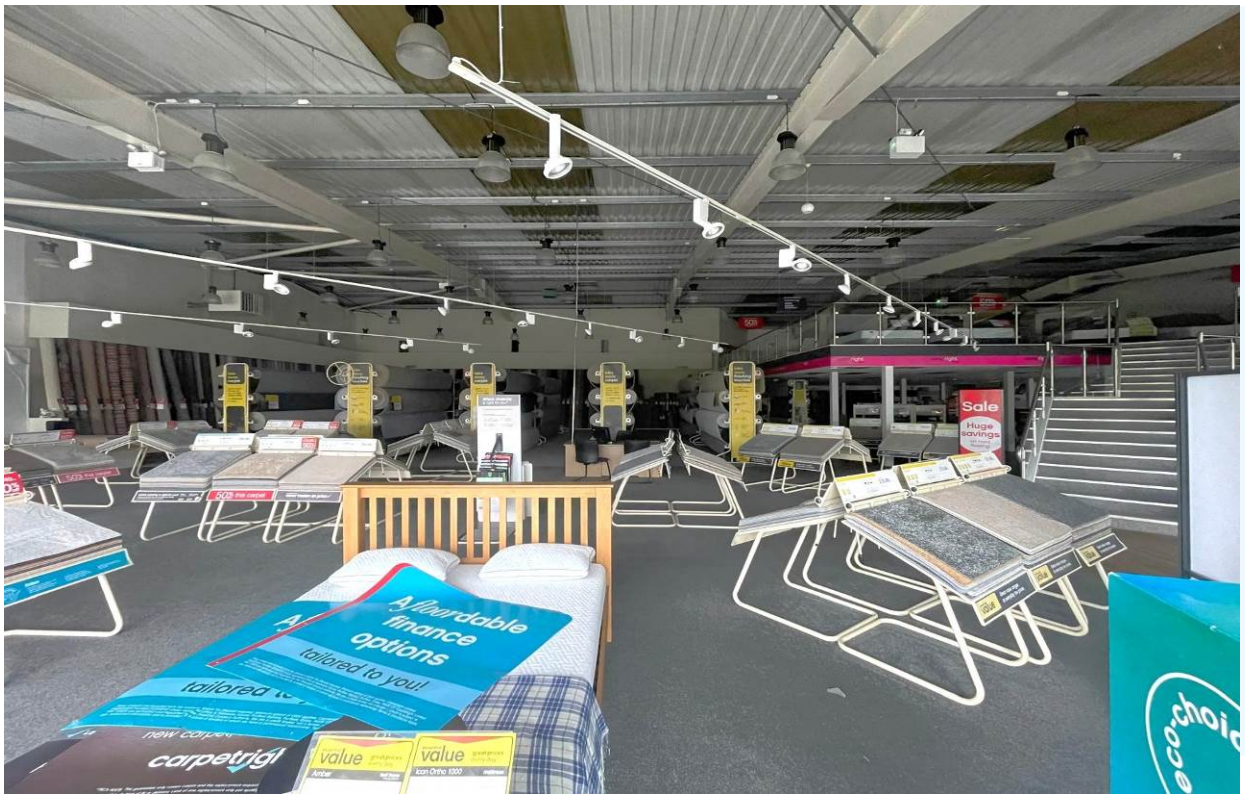


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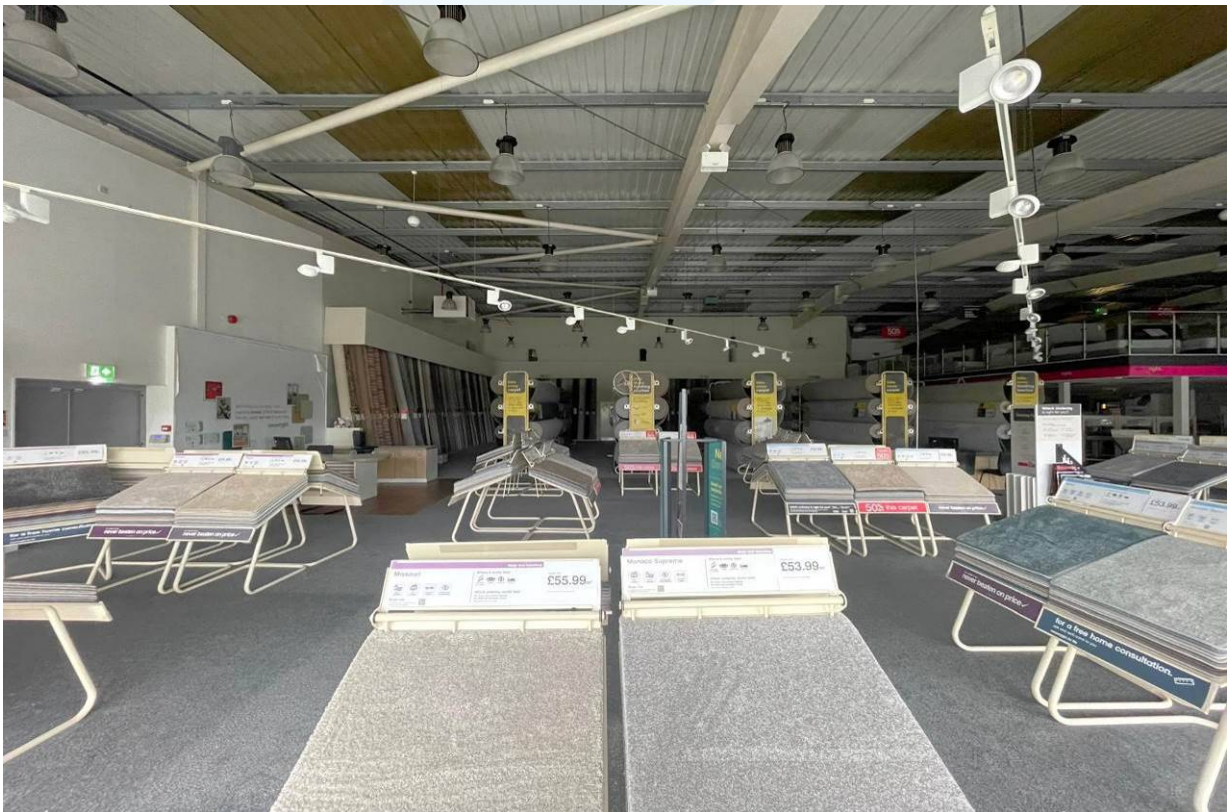


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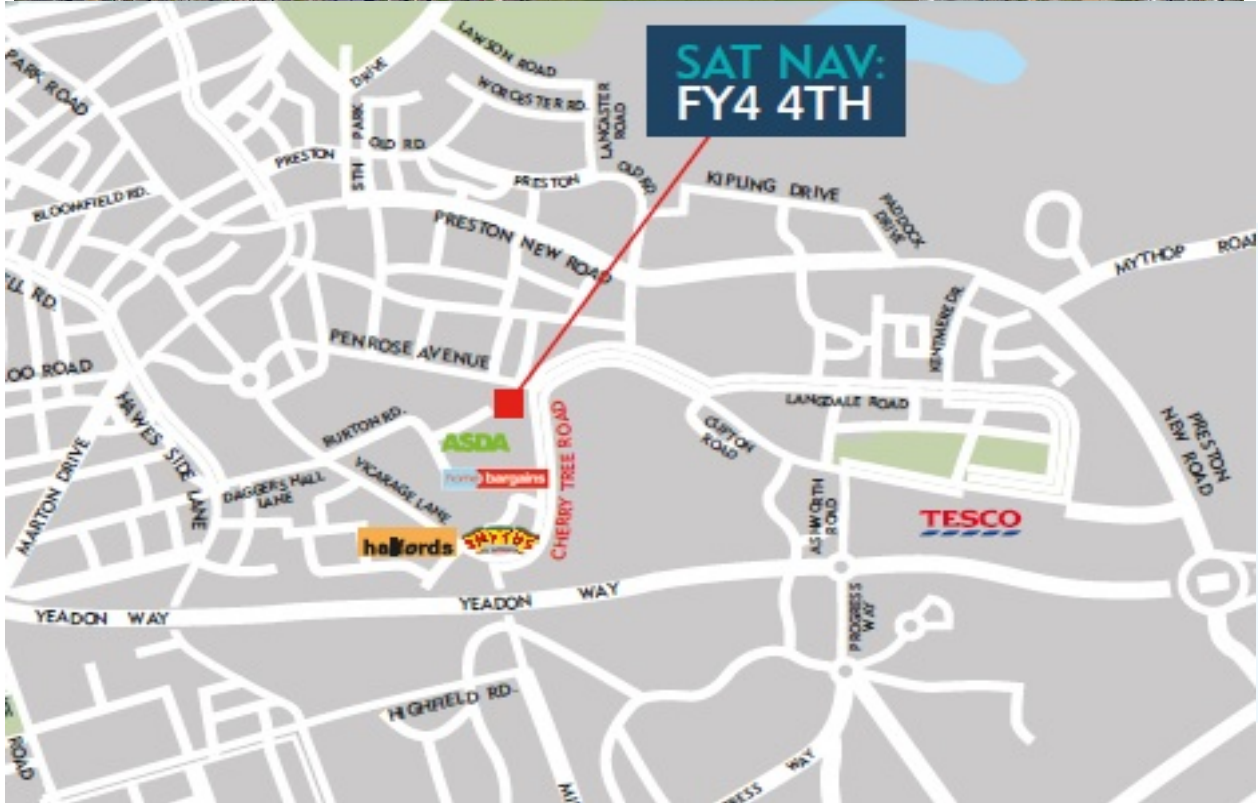


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SITE PLAN: for guidance purposes only

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