

# FOR LEASE

## BUSY RETAIL PARK LOCATION

UNIT A  
CHERRY TREE RETAIL PARK  
CHERRY TREE ROAD  
BLACKPOOL  
LANCASHIRE  
FY4 4TH

- PRIME RETAIL WAREHOUSE PREMISES
- ON AN ESTABLISHED & BUSY RETAIL PARK
- NEXT TO BARNADO'S, ASDA, POUNDLAND AND HOME BARGAINS
- GROUND FLOOR GROSS AREA: 5,020 SQ FT
- PART MEZZANINE FLOOR: 3,552 SQ FT - PROVIDING ADDITIONAL SALES AREA AND STAFF ACCOMMODATION / STORAGE
- TOTAL UNIT AREA: 8,572 SQ FT
- VERY BUSY LOCATION AND HIGHLY VISIBLE UNIT
- WEALTH OF PASSING VEHICLE & PEDESTRIAN TRADE
- DENSE SURROUNDING RESIDENTIAL AREAS

**RENTAL: £70,000 PA EXC + VAT**



**Duxburys**  
Commercial

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# CHERRY TREE ROAD, BLACKPOOL

## DESCRIPTION

Unit A comprises:

- Retail Warehouse premises.
- Located on the well-known and popular Cherry Tree Retail Park
- Former Discount Furniture Warehouse unit.
- Located next door to Barnado's, Poundland, Asda 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.
- Internal staircases leading to part Mezzanine Floor, which is mainly open plan retail space. Plus Staff room, Kitchen, WC's and storage.
- Shutters for security to the front.

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, Smyths Toys, Home Bargains, as well as a number of trade counter occupiers including 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 Gross Area: 5,020 SQ FT**

**Max width:** 12 m

**Max Depth:** 38.8 m

Comprising mainly of open plan retail space, plus rear Loading/Delivery Bay. Loading Roller Shutter Door.

**Part Mezzanine Floor: 3,552 SQ FT**

Comprising mainly of open plan retail space, plus a Staff room, Kitchen and Storage to the rear. Plus, Ladies and Gents WC's.

**Total Combined Area: 8,572 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: TBC

## 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.

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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.



## IMAGES / PLANS / MAPS

(For guidance purposes only).



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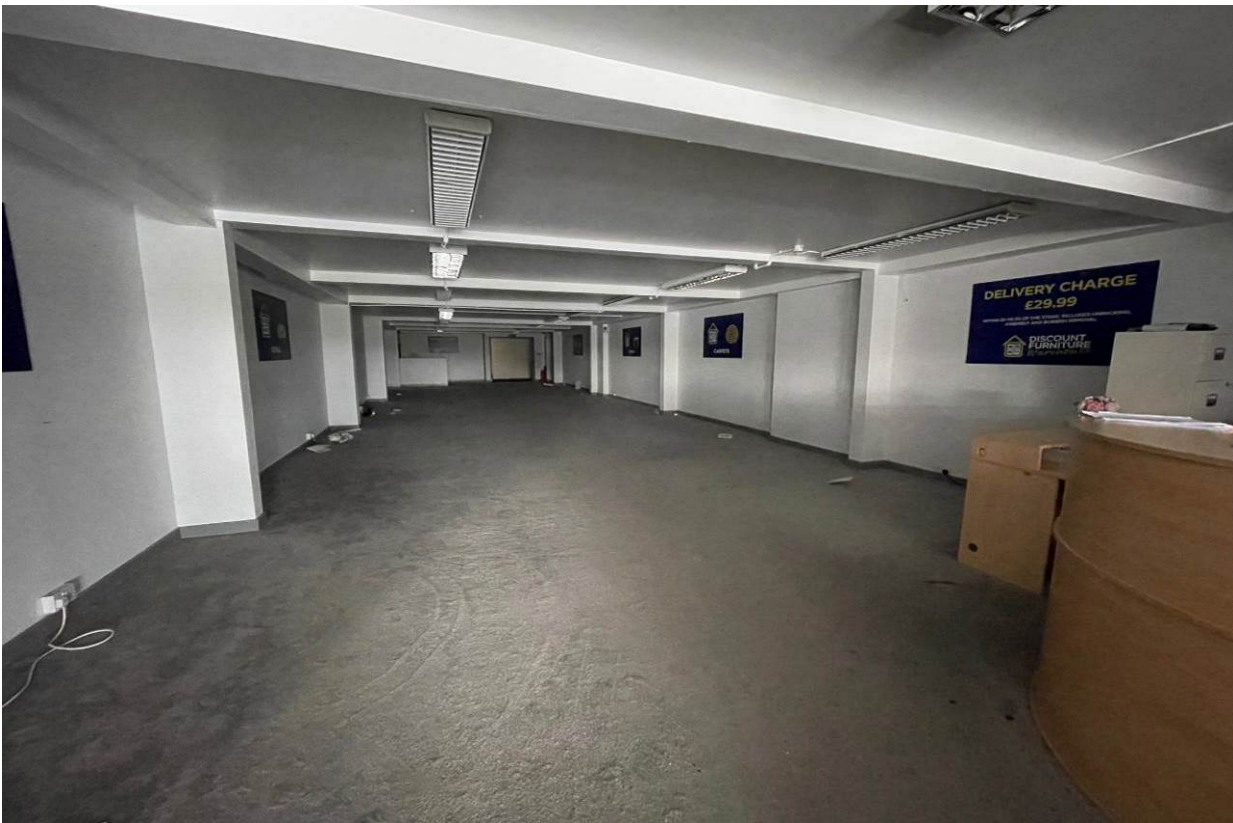


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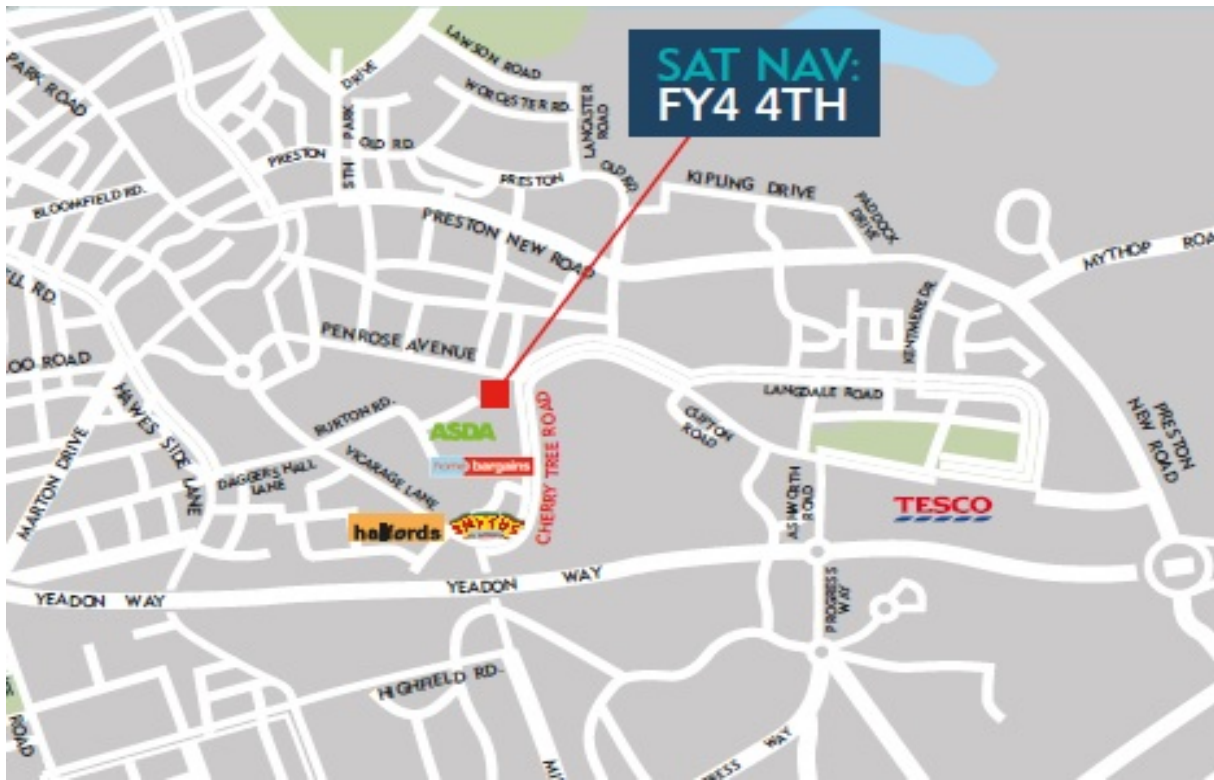
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SITE PLAN: for guidance purposes only

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