

FOR SALE **NEW BUILD COMMERCIAL UNITS**

750 SQ FT UNIT(S)
THE WHEELER HUB
BRISTOL AVENUE
BISPHAM
BLACKPOOL
FY2 0FY

- HIGH QUALITY NEW BUILD BUSINESS UNIT(S)
- 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
- UNITS ARE CONSTRUCTED TO SHELL CONDITION
- THREE PHASE ELECTRIC SUPPLY / NO GAS
- ALL DETAILS – SUBJECT TO CONTRACT

ASKING PRICE: £101,250 + VAT



Duxburys
Commercial

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BRISTOL AVENUE, BLACKPOOL

LOCATION

The Wheeler Hub 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.

DESCRIPTION

This new build commercial unit(s) 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
- ALL DETAILS – SUBJECT TO CONTRACT

ACCOMMODATION

Ground floor GIA: 70 SQ M / 750 SQ FT

Depth: 12m

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.

These include additional present day images of the building.

All images 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).

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

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.

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.
 - (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.



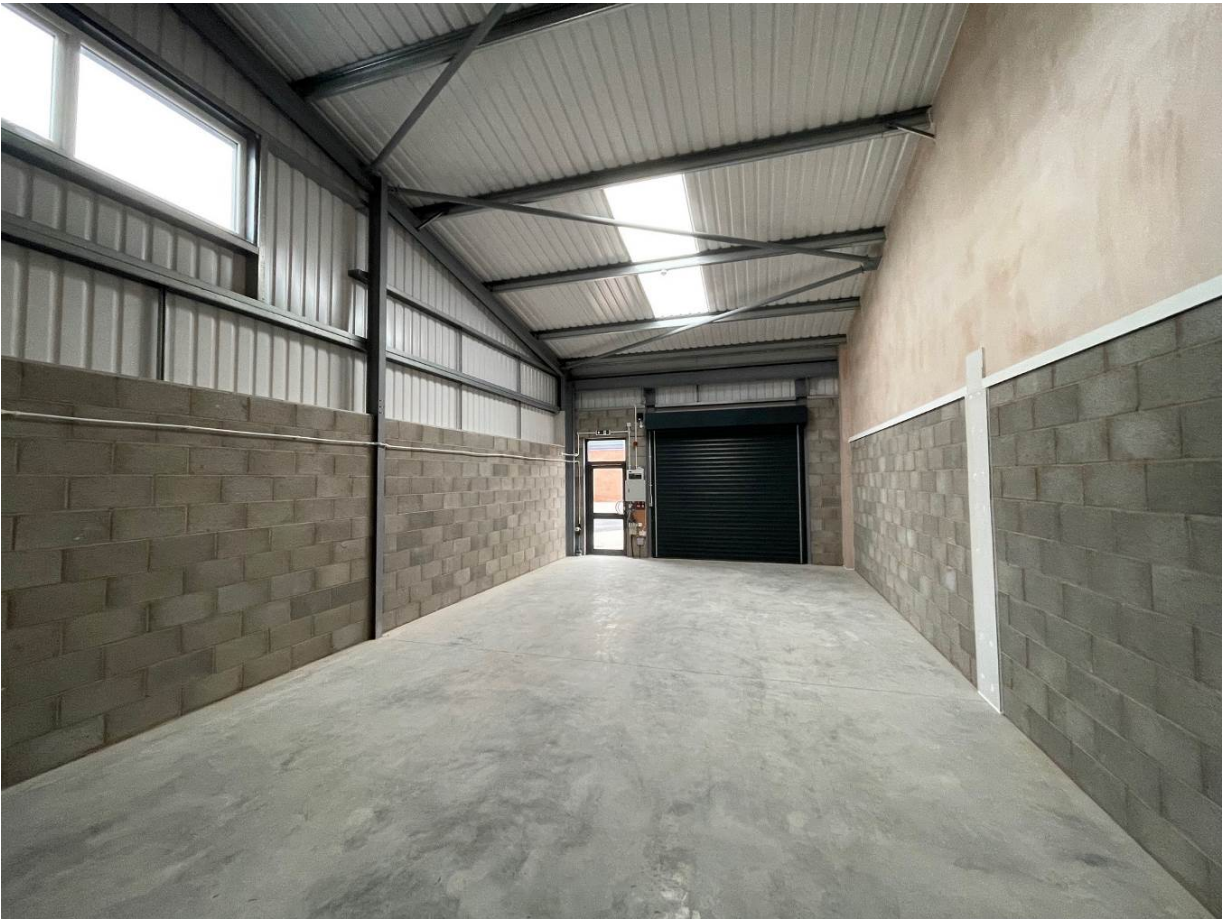


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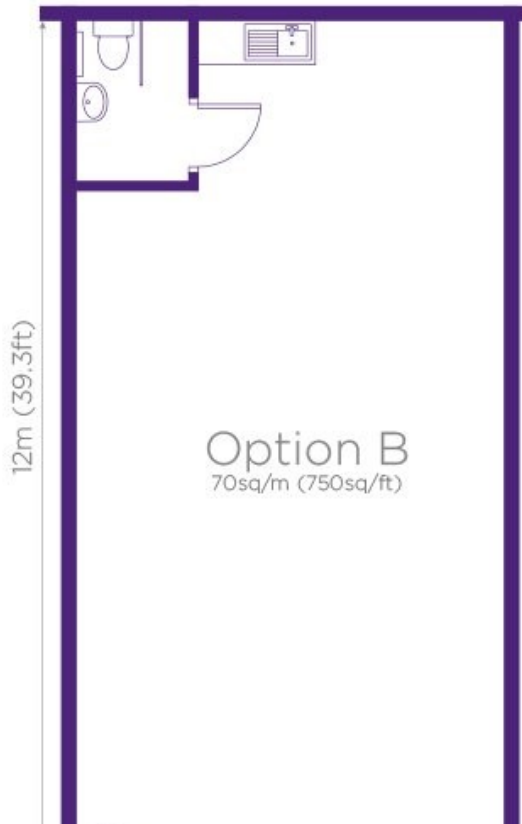


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ABOVE LAYOUT PLAN: for guidance purposes only.

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