

Dunscar Way, off Blackgate Lane,
Tarleton



Asking Price **£125,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Ideally suited for buy to let investors, SIPP's and owner occupiers a like, this new build commercial unit is located on the newly constructed Blackgate Lane Business Park in Tarleton, which is made up of 22 units and is already home to several businesses of varying types, making the property suitable for retail as well as office based types of businesses. There are a choice of units available to purchase, each being single story and with the option of being finished with either a window or roller shutter door frontage, tailoring it to your needs.

The unit is sold as a shell, so that the end user can tailor or sub-divide the interior to best suite their businesses individual needs.

NB: The property is sold as leasehold on a 250 year lease. The ground rent is £200 per year and there is a service charge of £60 pcm for maintenance of communal areas which includes: bins, buildings insurance, external CCTV and gardening. The solar panels on the roof are retained by the freeholder and a current charge of £0.35 kwh will be charged along with the service charge. All units are metered individually.

Whilst this advert is for the purchase of a retail unit, there are also units available To Let at this site, with prices starting from £700 pcm. Internal inspections are by appointment only via Smart Move, so call now on 01772 811899 to enquire further.





*** New Build Commercial Unit For Sale**

*** New Business Park Location of 22 Units**

*** Excellent Buy to Let Investment**

*** Ideal for a SIPP Purchase**

*** Single Storey Building**

*** Choice of Units Available**

*** Sold as a Shell or With Tenant in Place**

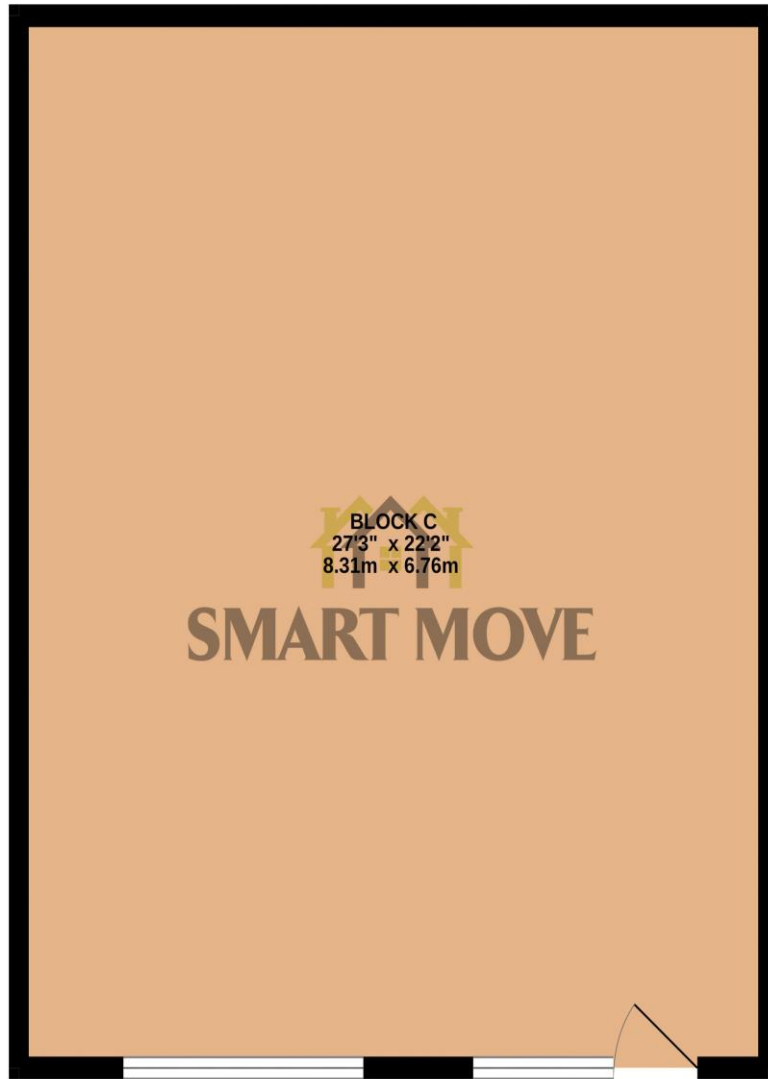
*** No Onward Chain & Vacant Possession**

*** Range of Business Already on Site**

*** Suitable for Retail & Office Use**



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SMART MOVE

PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.