

**Blackgate Lane Retail Park,
Dunscar Way, Tarleton**


SMART MOVE



Asking Price **Monthly Rental Of £700**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



This listing is for unit 10 at Blackgate Retail Park, a new build commercial / retail complex within Tarleton village. The unit measures approximately 6.76m in width by 8.24m in length and has a main entrance door and window, in addition to a secondary opening which has the option to either be a large glass window or a roller shutter door, allowing the tenant to choose the fitting which best suits their businesses requirements.

The unit will be let as a shell, meaning that the intending tenant can create a space to best suit their businesses needs. The builder will fit a WC / toilet, as well as a small kitchen area, but the rest of the space is yours to create. The owner is also negotiable to fit-out the unit, though this would incur a higher monthly rental figure, which would be determined depending on the cost of the fit-out. Every business on the site already has fitted the interiors quite differently, allowing for numerous options, depending on the business use of the tenant.

Blackgate Lane Business Park is set off Blackgate Lane, just a short walk to the centre of Tarleton village, offering a fantastic range of businesses which are already on site, including: beautician / skin clinic, garden shop, photographer, barbers, sunbed shop, mattress showroom, carpet / flooring shop, café, dog hydrotherapy shop, hairdressers, dance studio and a clothing brand distribution / shop. This listing is for unit 10 (see site layout picture for location,) though there are also adjoining units available for £1,400 pcm, should a tenant wish for a larger space.

The entrance to Blackgate Lane Retail Park is next to number 97 Blackgate Lane. For exact directions using What3Words search: poetry.flamingo.alright or follow the link: <https://w3w.co/poetry.flamingo.alright>



* Monthly Rent of £700 (NOT + VAT)

* Choice of Only 4 Remaining

* Choice of Window or Roller Shutter Door Frontage

* Permission for Use Class E

* Ample Staff & Customer Parking

* New Build Commercial / Retail Unit

* WC & Kitchen Area Fitted

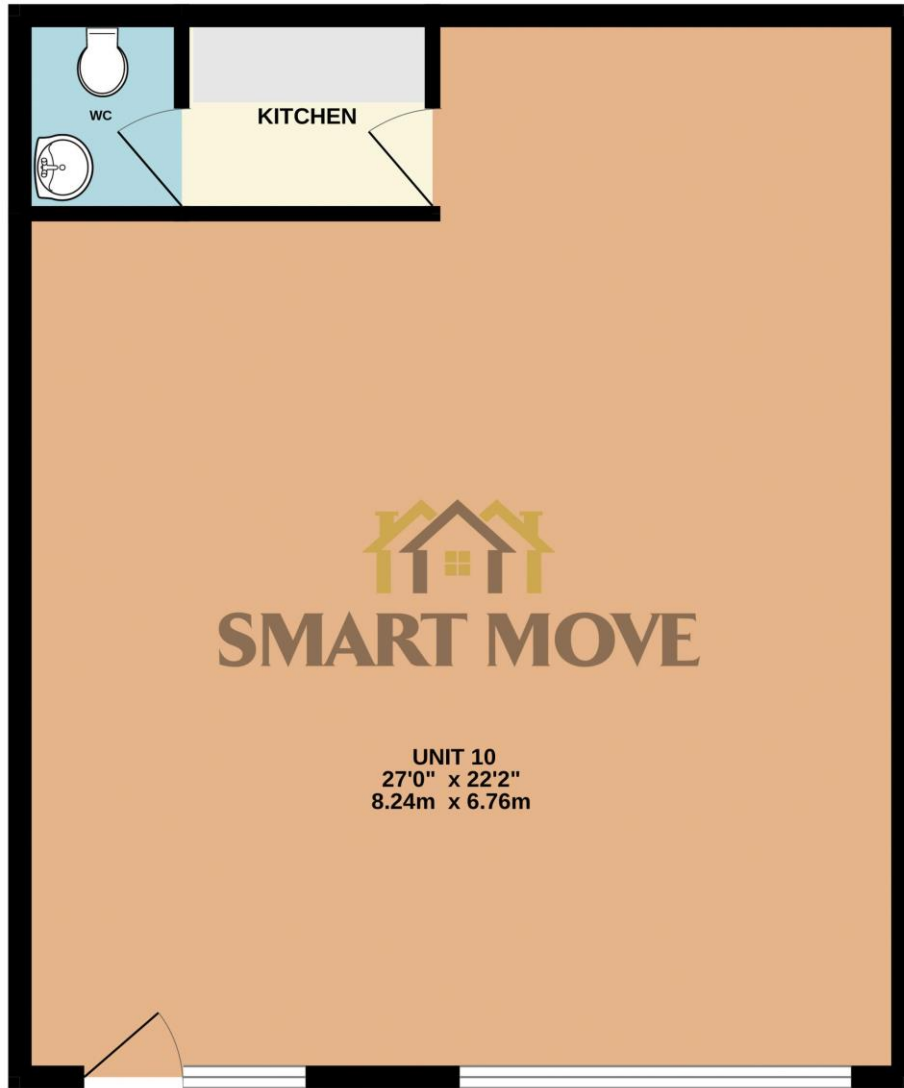
* Leases Starting from 3 Years (Break Clauses Negotiable)

* Let as a Shell or Negotiable to be Fitted Out at a Higher Monthly Rent

* Viewing by Appointment



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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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.