

Dunscar Way,  
Tarleton

  
**SMART MOVE**



Asking Price **£425,000**



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Smart Move are delighted to present the excellent investment opportunity to acquire a block of 4 commercial units, all with tenants in place. The asking price represents a rental yield of around 8% and individual units are also available to purchase at £115,000 each. Blackgate Lane Business Park is made up of 22 new units and is already home to varying types of businesses, making early enquiries strongly advised by investors and SIPP's alike.

NB: Each unit 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.

NB: Tenants are on 6 year leases, with 3 years at £8,400 pa (until December 2026) and then increasing to £10,080 until December 2029 for the remaining 3 years of the lease. Further details of individual leases is to be discussed with the seller by interested parties.

The logo for Smart Move Estate Agents features a stylized house icon with three gables and a central window. Below the icon, the text 'SMART MOVE' is written in a bold, sans-serif font, followed by 'ESTATE AGENTS' in a smaller, all-caps font. At the bottom, the tagline 'Your Local Agent' is written in a serif font. The entire logo is set against a light green background.

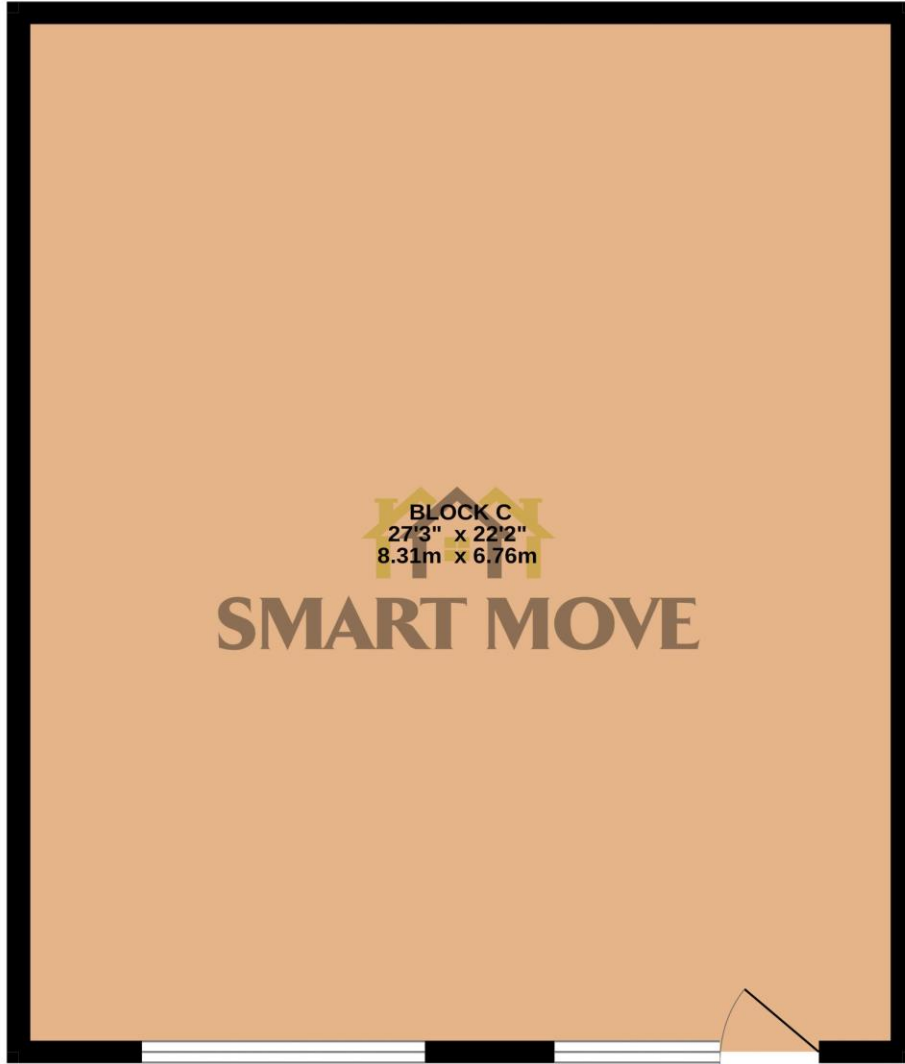


- \* Blocs of x 4 Commercial Units For Sale
- \* Total of 22 Units on Site
- \* Excellent Buy to Let Investment
- \* Ideal for a SIPP Purchase
- \* Rental Yield of Around 8%

- \* Newly Constructed Business Park Location
- \* Sold with Tenants Already in Place
- \* No Onward Chain
- \* Range of Business on Site
- \* EPC Ratings from A to C (Units Rated Individually)



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.