

**Dunscar Way,
Tarleton**


SMART MOVE



Asking Price **£170,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Smart Move are delighted to present For Sale to INVESTORS ONLY, the opportunity to acquire a newly build commercial unit WITH A TENANT IN PLACE. There is a choice of 8 units available, within this block. The units span just over 1,000 sq ft, with internal measurements of approximately 6.75m wide by 13.80m long. The units are rented on 6 years leases with 3-year break clauses. The units rent for £12,000 years 1-3 rising to £15,000 years 4-6. Viewings are by appointment via Smart Move by calling on 01772 811899.

Blackgate Lane Business Park is a newly constructed commercial space, set back off Blackgate Lane in Tarleton village. This listing is for a unit in block B, which are the largest units currently available on the site. The site is fully tenanted, with the second phase under construction, which consists of 6 large units of 1100/sq ft. The site is due for full completion Spring 2025. (TENANTS) SHALL BE UNAFFECTED BY THE SALE.

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.





SMART MOVE
ESTATE AGENTS
Your Local Agent

* New Build Commercial / Retail Unit

* Investor Opportunity - Sold with Tenant in Place

* Smaller Units also Available

* Viewing by Appointment

* NO VAT

* Around 1,000 sq ft

* Tenant Unaffected by Sale

* Thriving New Business Park Location

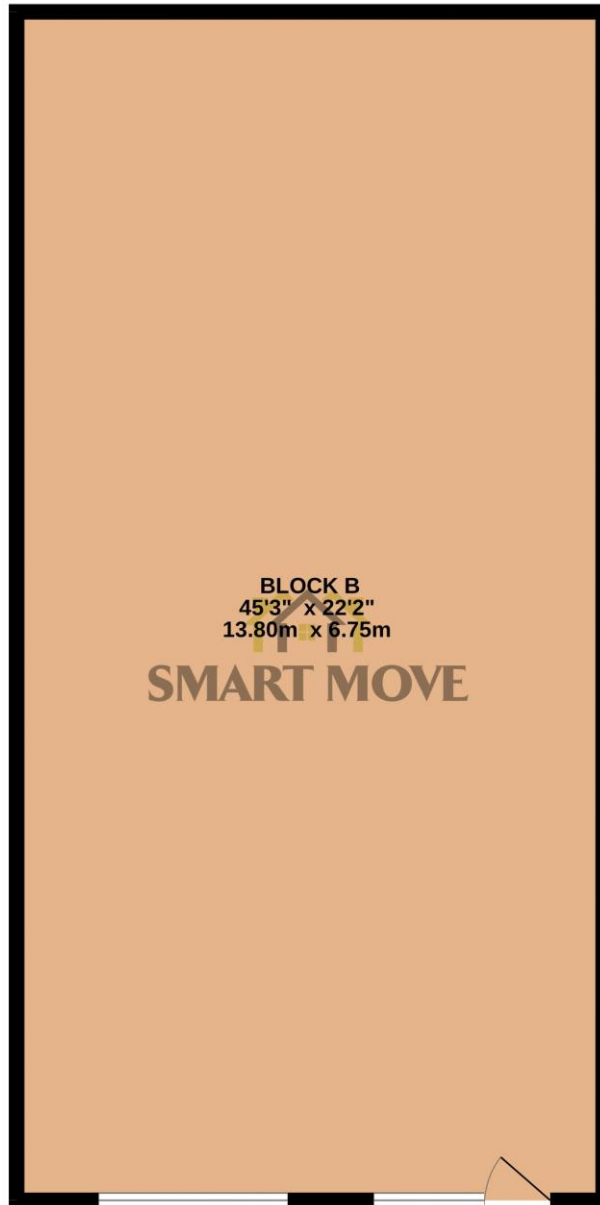
* Choice of Units

* EPC Ratings of B



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GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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.