Blackgate Lane Retail Park, Dunscar Way, Tarleton

SMART MOVE



Asking Price **Monthly Rental Of £1,250**





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A rare opportunity to secure a highly prominent commercial unit on one of Tarleton's busiest and most successful retail destinations. Extending to around 1,000 sq ft, this self-contained premises enjoys a prime frontage directly facing the entrance to the retail park, ensuring outstanding visibility and customer exposure. Whilst currently utilised as a bed store, the versatile layout lends itself to a variety of retail, showroom, professional and service-based business uses. Available to reserve immediately, the property will be ready for occupation from January 2027.

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, barbers, sunbed shop, mattress showroom, carpet / flooring shop, café, dog hydrotherapy shop, hairdressers, dance studio and a clothing brand distribution / shop, to name but a few. NB: There is also a smaller unit becoming available on site, so if this one is larger than you need, then enquire with us for details on the other unit also available.

NB: There is a service charge of £68.50 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 £0.38 kwh will be charged along with the service charge. All units are metered individually.

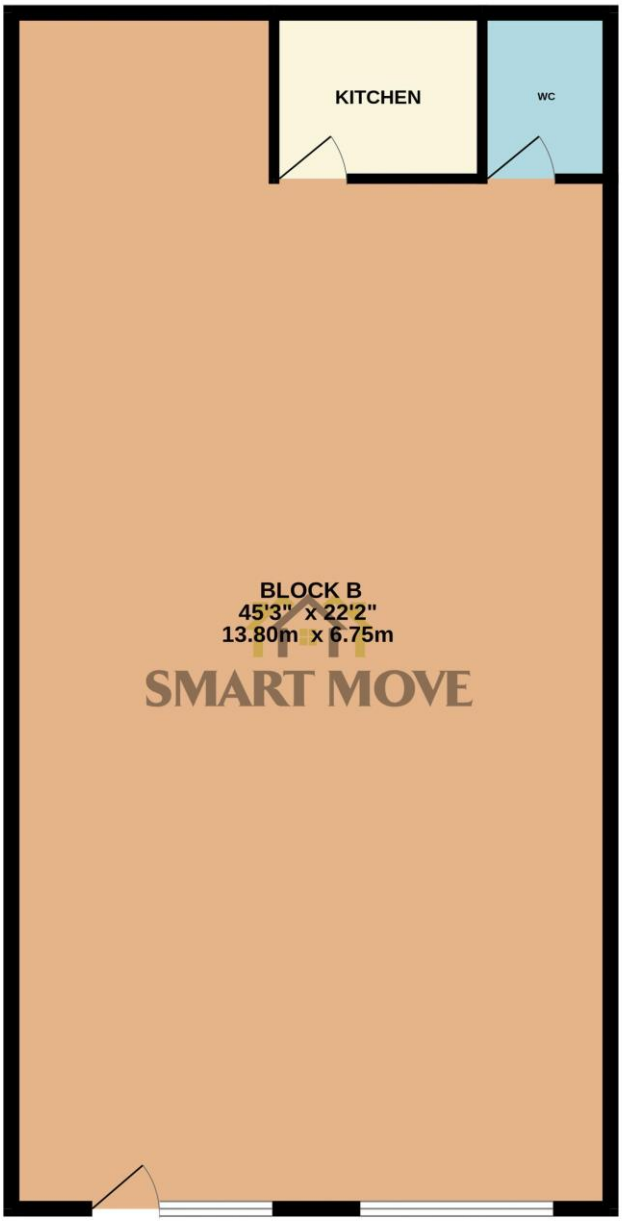
SMART MOVE
ESTATE AGENTS
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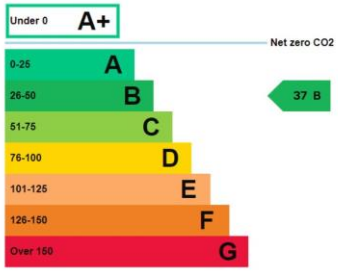
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* Available From January 2026
* Rent £1,250 pcm / £15,000 pa - NO VAT
* Leases Starting from 3 Years (Break Clauses Negotiable)
* Fitted Kitchen & WC Facilities
* Smaller Unit also Available
* Self-Contained Unit circa 1,000 sq ft
* Thriving New Business Park Location
* Suitable for Various Uses - Currently a Bed Store
* Ample Customer Parking
* Recenly Built New Retail Park - EPC Rating B



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 – 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.