



www.smartmoveproperties.net
tarleton@smartmoveproperties.net

Smart Move are delighted to present For Sale to INVESTORS ONLY, the opportunity to acquire a recently constructed (3 years old) block of 8 commercial units, all of which have tenants in place. This rare opportunity presents shrewd investors with a chance to purchase the entire block and as all units are tenanted, you will be making a return from day 1. The current rent is £127,600 p/a (split across the 8 units.)

Blackgate Lane Business Park is a recently constructed commercial space, set back off Blackgate Lane in Tarleton village. This listing is for block B, which are the largest units currently available on the site. There are 8 units in this block, all of which are tenanted and the TENANTS SHALL BE UNAFFECTED BY THE SALE.

NB: The property is sold as leasehold on a 250 year lease (will NOT be sold as freehold, due to solar panels on the roof being retained by the freeholder.) The ground rent is £250 per year (per unit) and there is a service charge of £70 pcm (per unit) 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 to the tenants, not the landlord. All units are metered individually.



- * Block of x 8 New Commercial Units
- * Investor Opportunity - All 8 with Tenants in Place
- * Total Rent £127,600 p/a
- * Viewing by Appointment
- * NO VAT
- * Around 1,000 sq ft each
- * Tenants Unaffected by Sale
- * Thriving New Business Park Location
- * Rare Opportunity
- * EPC Rating: B

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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.