

FOR LEASE

UNIT 4
1-7 GORTON STREET
BLACKPOOL
LANCASHIRE
FY1 3HP

- MEDIUM SIZED BUSINESS UNIT
- APPROX 1,300 SQ FT
- VEHICLE ACCESS DOOR TO THE FRONT
- CAR PARKING TO THE FRONT OF THE UNIT
- ASSIGNMENT OF EXISTING LEASE OR NEW LEASE
ALSO AVAILABLE SUBJECT TO NEGOTIATIONS
- VIEWINGS RECOMMENDED

RENT: £150 PER WEEK - £7,800 PER ANNUM EXC.



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

UNIT 4, (1 – 7) GORTON STREET, B'POOL

LOCATION

Gorton Street occupies a position just off Talbot Road providing easy commuting into the town centre. There is a petrol station adjacent, and local shops and amenities within walking distance.

1-7 Gorton Street is a small business park comprising of small – medium sized units. The location is also within walking distance of the town's main train station.

DESCRIPTION

This unit comprises:

- Vehicle access loading door to the front.
- Electric and water supply
- Office and WC
- Open plan workshop / storage space
- Car parking to the front of the unit

Additional parking may be available within the site, by negotiation with the landlord. This unit would suit a variety of uses, subject to landlord and planning consent.

Internal viewings are recommended by appointment through our office.

ACCOMMODATION

UNIT 4

GIA approx. 1,300 sq ft

DIRECTIONS

Proceed along Talbot Road away from the town towards Layton direction and turn right into Gorton Street. The entrance to the site can be found on the right-hand side. Proceed into the gated site and the unit can be found on the right-hand side.

ADDITIONAL PHOTOS

Can be seen overleaf. The internal photographs were taken prior to the current tenant taking occupation. They are for guidance purposes only and should not be relied upon solely.

RATEABLE VALUE

RV: £4,900

This is not the amount payable, but the amount used to calculate rates payable. Small Business Rate Relief may be available to qualifying tenants. Contact Blackpool Council for further information.

LEASE

Assignment of the existing lease which expires on 16/1/25. A copy of the lease is available on request. A new longer lease may also be available subject to negotiations.

RENT DEPOSIT

3 months rent bond will be required by the Landlord.

VIEWINGS

By appointment through our office on 01253 316919 (Option 1).

VAT

We are informed by the landlord that the rent is not subject to VAT.

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



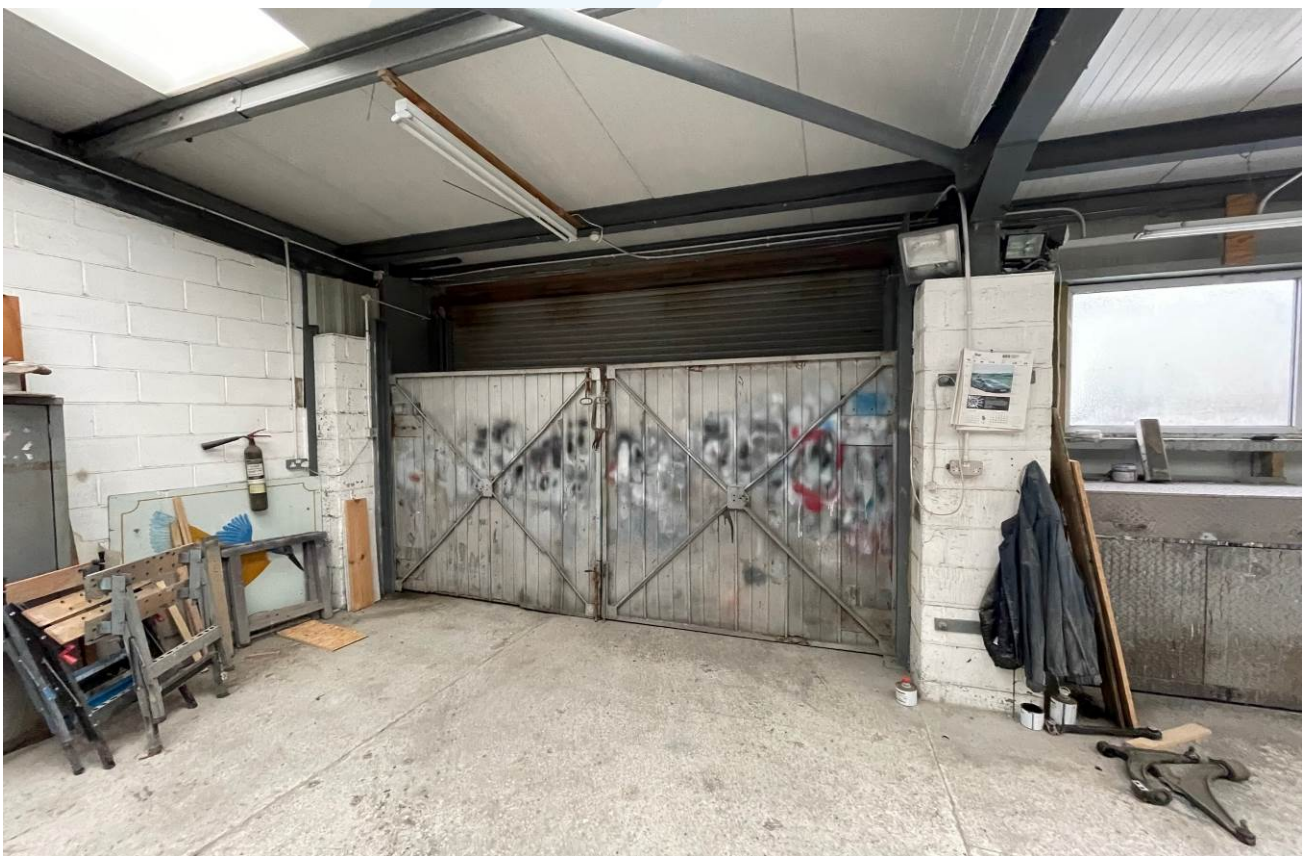
Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order. Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



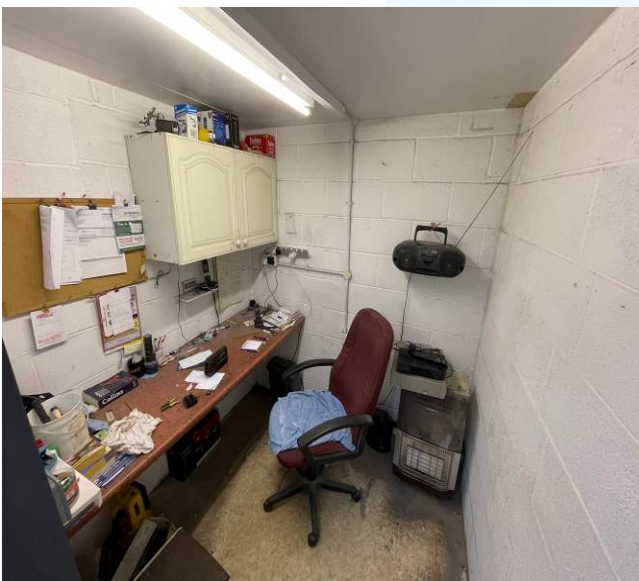
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