

FOR SALE/ TO LET

PUGH AUCTION – 18TH OCTOBER 2018

**9 CROFT COURT
PLUMPTON CLOSE
WHITEHILLS BUSINESS PARK
BLACKPOOL
FY4 5PR**

- SPACIOUS MODERN OFFICE ACCOMMODATION
- LOCATED ON PRESTIGIOUS WHITEHILLS BUSINESS PARK, BLACKPOOL
- FINISHED TO A HIGH SPECIFICATION
- 5 CAR PARKING SPACES AVAILABLE
- CLOSE TO M55 MOTORWAY
- ACCOMMODATION APPROX NIA 1956 SQ FT

**AUCTION GUIDE PRICE: £140,000 PLUS
TO LET: £12,000 PER ANNUM EXCLUSIVE**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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WHITEHILLS BUSINESS PARK, BLACKPOOL

AUCTION DETAILS

18th October 2018

AJ Bell Stadium, Manchester

Contact Paul Parker at Pugh Auctions:

Tel: 0345 505 1200

Email: paul.parker@pugh-auctions.com

www.pugh-auctions.com

LOCATION

This office building is situated in Whitehills Business Park, providing ease of commuting to junction 4 of the M55. The M55 provides access to the M6 motorway allowing ease of commuting throughout North West England and the motorway network beyond. The development itself is accessed off a major roundabout off which B&Q warehouse and Premier Inn Hotel are situated. Commuting options are also available to the surrounding towns and villages of Blackpool, St Annes and Lytham. Whitehills Business Park is an emerging commercial site that is occupied by numerous established local businesses and home to national retailers such as Car Dealerships including BMW and Honda.

DESCRIPTION

- 2 Storey office accommodation
- Double Glazed Windows
- Gas Central Heating
- Glazed feature bay at first floor level
- Suspended Ceilings
- Carpeted
- Kitchenette
- Allocated Car Parking

ACCOMMODATION

The accommodation is set over two storeys and benefits from open plan accommodation to the first floor. The ground floor comprises, entrance foyer, WC's, board room and two office areas.

Total NIA: Approx 1956 SQ FT

RATEABLE VALUE

2017 RV: £15,500

LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's reasonable legal fees incurred during this transaction.

LEASE DETAILS

A new lease is available with terms to be agreed by negotiation.

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

EPC

EPC Rating: B

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

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