

A DEVELOPMENT BY **Seddon**

**KK KINCRAIG COURT**  
KINCRAIG ROAD, BLACKPOOL, **FY2 0FY**

# FOR SALE

## NEW BUSINESS UNITS

- > AVAILABLE FROM AUTUMN 2017
- > 3 CAR PARKING SPACES PER UNIT
- > MEZZANINE OPTION



**FROM 625 SQ FT**  
(58.09 SQ M)

**FROM**  
**£75,000 + VAT**  
**70% NOW PRE-SOLD**



**ENTER >**

## DESCRIPTION

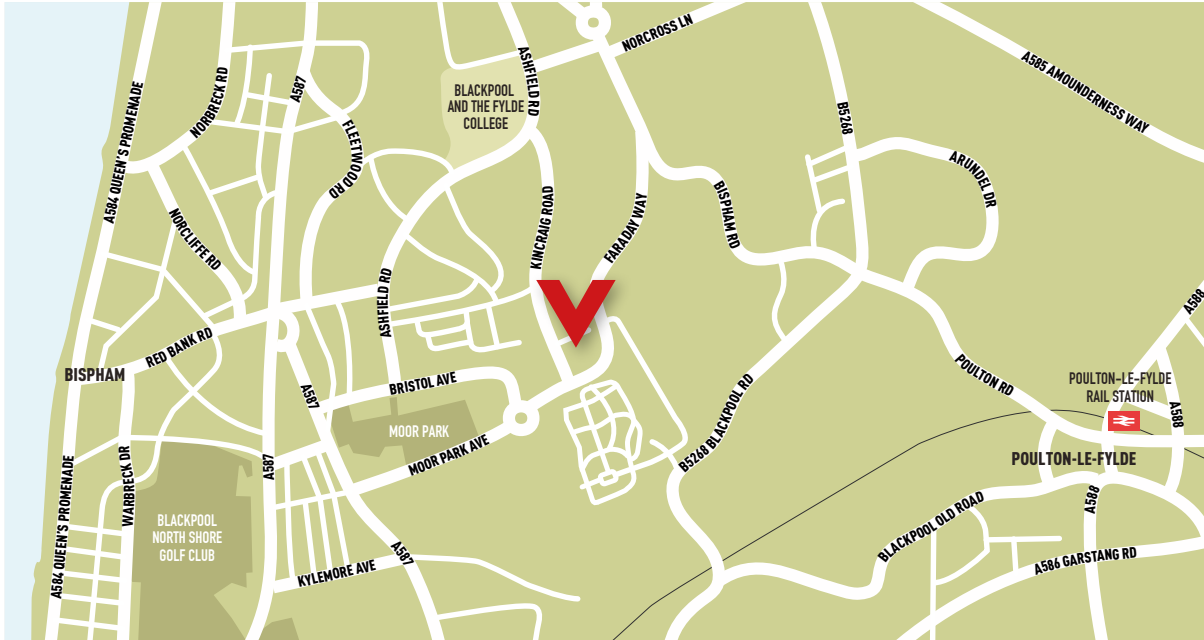
Kincraig Court comprises a brand new commercial development and will consist of 24 business units which will be suitable for a variety of uses including trade, warehouse, workshop and office.

The Units will benefit from:

- > Steel portal frame construction
- > Sectional goods door or glazed frontage option
- > Three phase electric
- > Minimum eaves height of 4m rising to 7m at the rear
- > WCs / kitchenette provided
- > Parking for 3 cars per unit
- > Mezzanine floor option

**BRAND NEW COMMERCIAL  
DEVELOPMENT COMPRISING  
24 BUSINESS UNITS**





## LOCATION

Kinraig Court is located on Blackpool Technology Park, which is to the north of Blackpool Town Centre. The park is a well-established commercial business location with occupiers in the vicinity including Blackpool Council, The NHS, The Inland Revenue, Royal Mail, Coefly and a number of independent businesses.

The estate lies 5 miles to the North of Junction 4 and 8 miles North West of Junction 3 of the M55, which in turn provides direct access to the M6 at Junction 32. Blackpool Town Centre lies 3 miles to the South, with Bispham town centre 1 mile to the West.

## EASY ACCESS TO:

- > BLACKPOOL
- > THORNTON / CLEVELEYS
- > JUNCTION 3 & 4 OF THE M55



**SAT NAV: FY2 0FY**



## 3 PARKING SPACES PER UNIT



## ACCOMMODATION

### PHASE I

UNIT	SQ FT	SQ M
5	UNDER OFFER	
6	UNDER OFFER	
7	625	58.06
8	UNDER OFFER	
9	825	76.65
10	825	76.65
11	825	76.65
12	UNDER OFFER	

### PHASE II

UNIT	SQ FT	SQ M
14	UNDER OFFER	
15	UNDER OFFER	
16	UNDER OFFER	
17	UNDER OFFER	
18	UNDER OFFER	
19	UNDER OFFER	
20	UNDER OFFER	
21	UNDER OFFER	

### PHASE III

UNIT	SQ FT	SQ M
22	UNDER OFFER	
23	UNDER OFFER	
24	UNDER OFFER	
25	UNDER OFFER	
26	UNDER OFFER	
27	825	76.65
28	825	76.65
29	825	76.65

## MEZZANINE

Optional mezzanine floor can be provided extending to 300 sq ft for the smaller units and 400 sq ft for the larger units. Costs and specification upon request.

Sectional loading door or glazed pedestrian door option available. (Subject to time of request during construction).



## TENURE

The properties are available on a 999 year lease from completion at a peppercorn ground rent.

## SIPP PURCHASE

A property can be purchased through a Self Invested Personal Pension (SIPP). This means that your pension fund can directly hold a commercial property and draw an income from it. The rental income is received tax-free by the fund and when the property is sold, which must be before the pension is drawn, there is no capital gains tax. For more information contact your pensions advisor or the selling agents.

## SERVICE CHARGE

A service charge will be levied to cover the cost of management of upkeep of the estate.

## BUSINESS RATES

To be assessed, small business rates discounts may apply. Further information upon request.

## STAMP DUTY

The units shall be exempt from stamp duty charges.

## EPC

A full EPC report is available upon request.

## PRICE

From £75,000 plus VAT.

## CONTACT

For further information please contact the joint agents:

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