

# TO LET

**FLEXIBLE TERMS AVAILABLE STC**

**MARSH MILL VILLAGE  
FLEETWOOD ROAD NORTH  
THORNTON  
LANCASHIRE  
FY5 4JZ**

- **VARIOUS UNITS AVAILABLE**
- **LOCATED ON THE PRESTIGIOUS MARSH MILL DEVELOPMENT IN THORNTON CLEVELEYS**
- **AMPLE ON SITE CAR PARKING**
- **SELF CONTAINED RETAIL/OFFICE SUITES**
- **VIEWING HIGHLY RECOMMENDED**

**RENT: SEE RENT SCHEDULE**



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# MARSH MILL VILLAGE, THORNTON

## DESCRIPTION

Duxburys Commercial is proud to have been instructed to market these various retail and office units located on the prestigious development of Marsh Mill.

The site itself is located in Thornton Cleveleys which is also close to Blackpool and Fleetwood town centres. The site provides ease of access to the motorway network via the Amounderness Way.

Marsh Mill itself is a modern development comprising retail units with offices above. A pub/ restaurant, fine dining restaurant, chip shop/ restaurant and a recently completed Tesco Express are also located at the site.

The site benefits from ample on site car parking and the offices are self contained with WC and kitchen facilities.

## ACCOMMODATION

| UNIT              | SQ FT  | RENT PER ANNUM | STATUS    |
|-------------------|--------|----------------|-----------|
| RETAIL UNIT<br>15 | 568    | £4,500         | AVAILABLE |
| OFFICE<br>16A     | 462.85 | £4,300         | AVAILABLE |

Ample on site car parking available

## SERVICE CHARGE

A service charge is levied to cover the cost of maintenance and management of the communal areas. The service charge is £1200 +VAT per annum per unit. (A double unit would be £2,400+VAT). This may be subject to change.

## RATEABLE VALUE

| UNIT | RV 2017 |
|------|---------|
| 15   | TBC     |
| 16A  | £3,650  |

## LEASE DETAILS

A new effective FRI lease by way of service charge is available by negotiation. Flexible terms are also available subject to contract.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred during the transaction.

## VAT

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

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

## 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.



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