

THE **WHEELER** HUB

 Bristol Avenue, Blackpool **FY2 0FY**

**FROM £77,000 + VAT**



**FOR SALE/MAY LET**

**BUSINESS / INDUSTRIAL UNITS**

**642 SQ FT AND 755 SQ FT UNITS (OR MULTIPLES)**

- AVAILABLE Q4 2019
- MEZZANINE OPTION

## DESCRIPTION

Units 1 & 2 are single storey Industrial / Trade counter buildings that are capable of sub division from 642 Sq Ft.

Each unit will be constructed to a shell standard to allow incoming tenants the option to fit out to suit their individual requirements.

Units will benefit from the following specification:

- High quality new build
- Eaves Height 4.50m -7m internally
- Steel portal frame construction
- Aluminium framed door and windows
- Roller shutter access
- Ample parking / circulation
- Male / Female WC / Kitchenette to each unit
- Alarm / emergency lighting installed





## LOCATION

The Wheeler Hub 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.

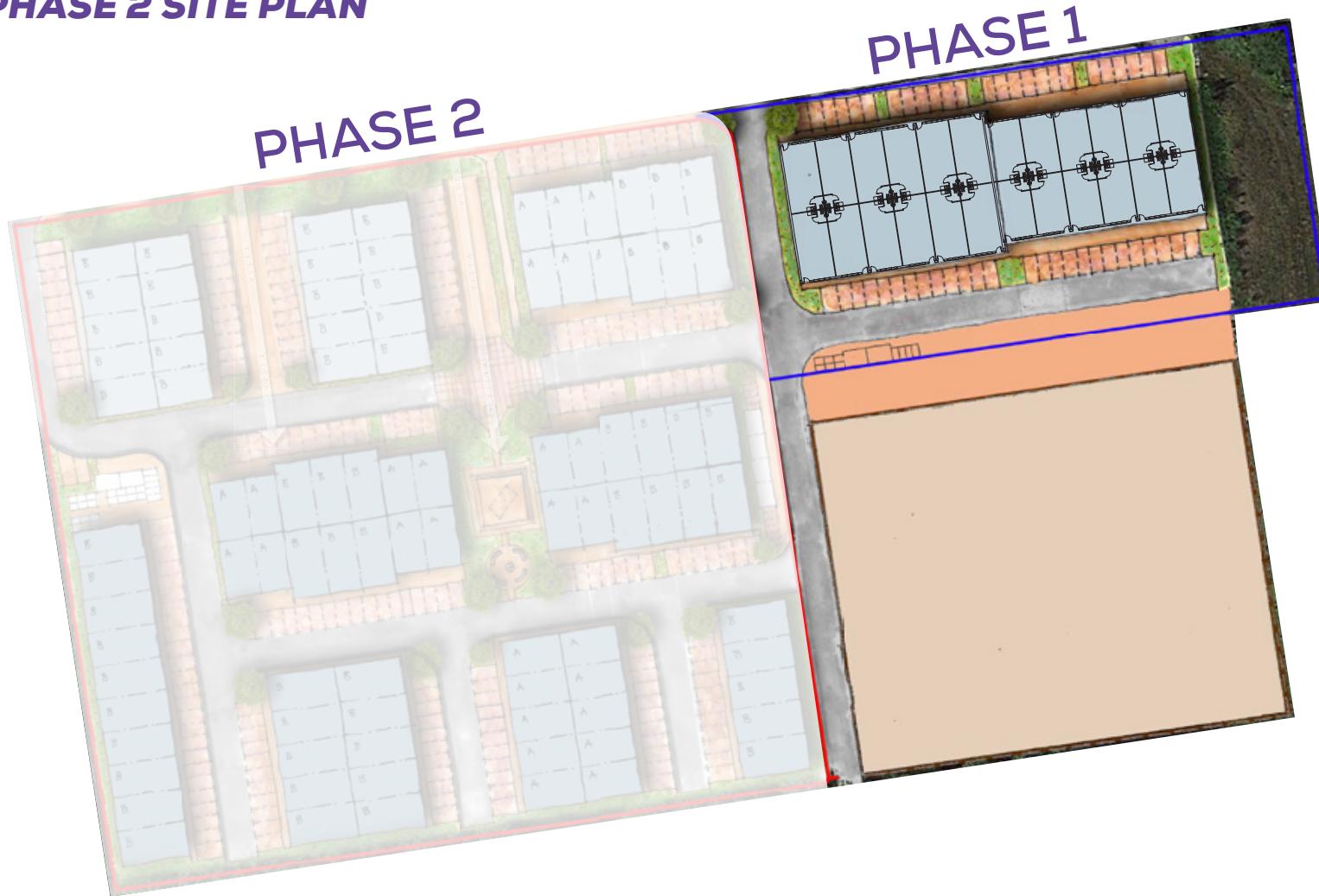
## EASY ACCESS TO:

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



**SAT NAV: FY2 0FY**

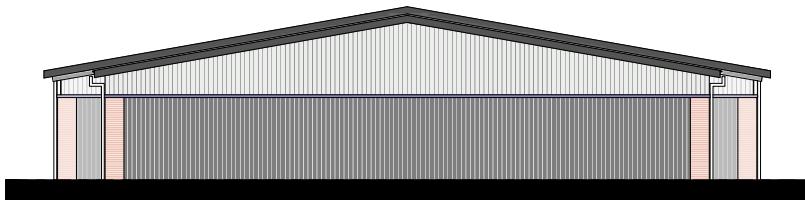
**PHASE 1 / PHASE 2 SITE PLAN**



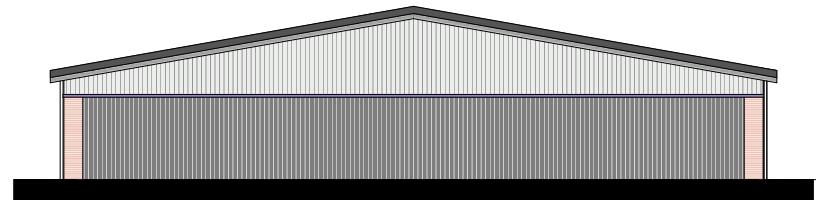
## FRONT ELEVATION GOODS DOOR OR GLAZED ENTRANCE OPTIONS



## REAR ELEVATION VISUAL SHOWS POTENTIAL GLAZED OPTIONS

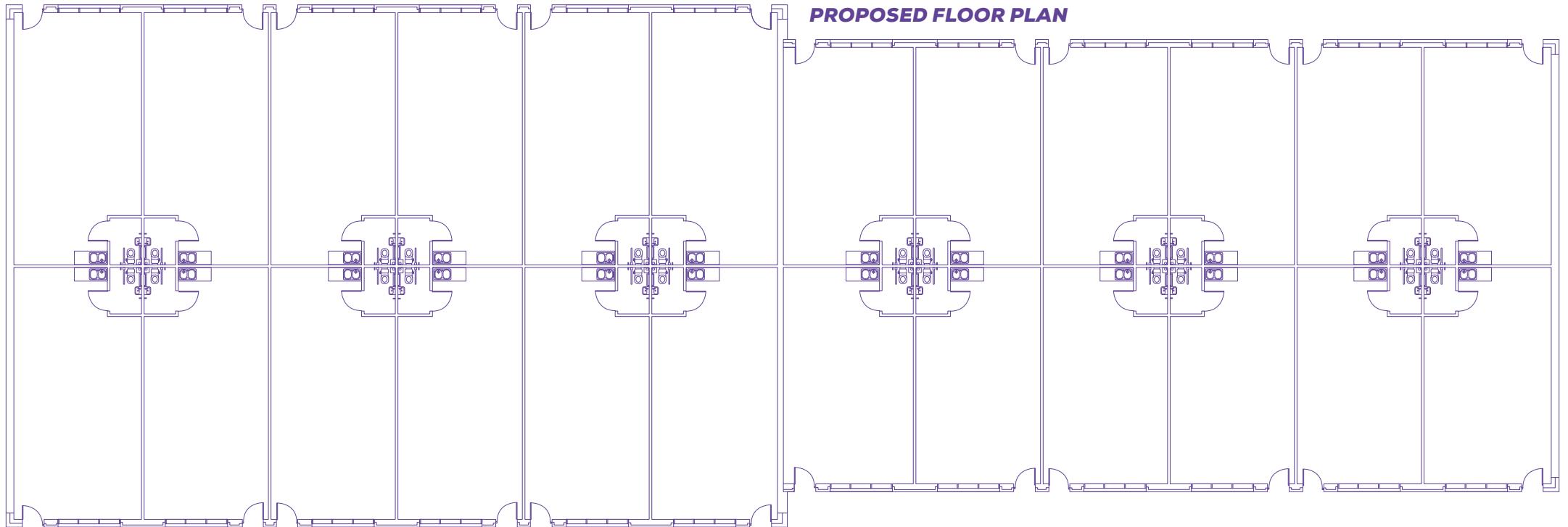


SIDE ELEVATION 1



SIDE ELEVATION 2

**UNITS OF 642 SQ FT AND 755 SQ FT  
WHICH CAN BE COMBINED TO CREATE A TOTAL OF 12,900 SQ FT APPROX.**





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## TENURE

The properties are available by way of a 250 year lease with a ground rent of £250/annum with the rent reviewed every five years linked to RPI.

## 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

Under the current business rates regime, no business rates will be payable on individual units for qualifying occupiers.

## STAMP DUTY

The units shall be exempt from stamp duty charges.

## EPC

A full EPC report is available upon request.

## PRICE

642 sq ft £77,000

750 sq ft £87,000

These prices are subject to VAT at the prevailing rate.

## CONTACT

For further information please contact the sole agent:

Mark Harrison  
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Danny Pinkus  
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