

# TO LET

MAY SPLIT ON A FLOOR BY FLOOR BASIS

UNITS A, B & C  
STANLEY HOUSE  
STANLEY ROAD  
BLACKPOOL  
LANCASHIRE  
FY1 4QL

- LOCATED CLOSE TO BLACKPOOL TOWN CENTRE
- EXCELLENT OPPORTUNITY
- 3 STOREY OFFICES/ FORMER TRAINING FACILITY
- CAR PARKING INCLUDED (APPROX 12 SPACES)
- AVAILABLE WHOLE OR IN PART
- BENEFITS FROM LIFT AND DISABLED ACCESS
- CENTRAL HEATING, WC'S TO ALL FLOORS

**RENT: £40,000 PER ANNUM EXCLUSIVE**



**Duxburys**  
Commercial

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# STANLEY ROAD, BLACKPOOL

## DESCRIPTION

Duxburys Commercial is pleased to have been instructed to market this former training facility which could also be utilised for many other purposes subject to planning permission including offices.

The accommodation is located off Reads Avenue providing ease of access in to the town centre and the M55 motorway. There are also public transport routes nearby.

The accommodation is set over three storeys and is capable of being let as a whole or in part. The accommodation mainly comprises of open plan class room style rooms and benefits from WC facilities on each floor and also lift facilities and central heating and carpeting.

## ACCOMMODATION

### Ground Floor- Unit A

NIA: 162.98

GIA: 270.9

### First Floor- Unit B

NIA: 186.61

GIA: 270.9

### Second Floor- Unit C

NIA: 195.1 SQ M

GIA: 270.9 SQ M

Garage Car Parking for approximately 12 cars

## RATING ASSESSMENT

2017 RV: £25,750

## EPC

Rating: C

## LEASE

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

## PLANS

Available on request.

## VAT

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

## SERVICE CHARGE

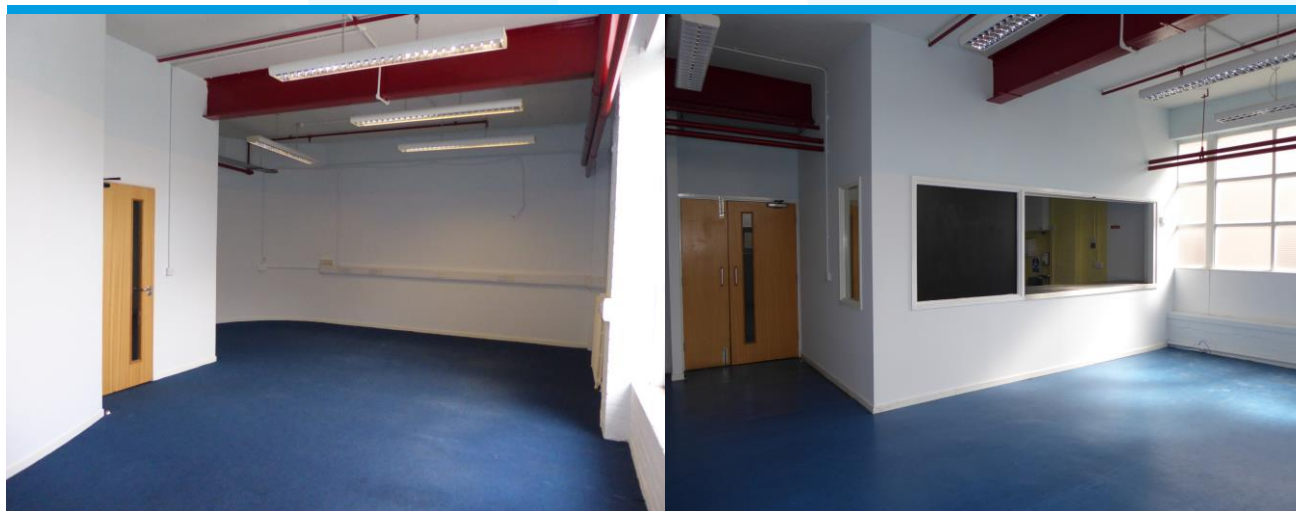
Details to follow

## 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.



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.
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  - (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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