

TO LET

21 WHITEGATE DRIVE
BLACKPOOL
FY3 9AA

- VACANT RETAIL UNIT
- BUSY TRADING LOCATION
- NEW LEASE AVAILABLE
- SUIT VARIOUS USES (STPP)

RENTAL: £5,000 PAX **REDUCED**



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WHITEGATE DRIVE BLACKPOOL

DESCRIPTION

Duxburys Commercial are pleased to offer for let this vacant retail unit. The premises occupies a strong trading location on Whitegate Drive which is a main arterial route ideally positioned to benefit from both passing and repeat local trade.

Whitegate Drive is home to a number of local and national operators including Sainsbury's, Papa Johns and Tesco as well as established local operators

The shop itself provides an open plan retail area with rear store rooms which also includes a refrigerator. To the rear there is access to a yard.

This property would suit a variety of uses subject to planning permission

ACCOMMODATION

Total NIA: 66.3 sq m (713 sq ft)
Rear Yard

BUSINESS RATES

Rateable Value: £8,000 per annum taken from the VOA Website 2017. Small business rate relief available to qualifying tenants.

LEASE / LEGAL COSTS

New full repairing and insuring lease with terms to be agreed.

The incoming tenant to be responsible for the landlord's legal fees incurred in the transaction.

VAT

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

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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