



Most Active Agent
Lancashire & Cumbria
Deals Winner or Runner Up
2009-2016



CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

16-18 RIVERSWAY BUSINESS VILLAGE
NAVIGATION WAY PRESTON PR2 2YP
TEL: 01772 769000
FAX: 01772 760066
WEBSITE: www.pinkus.co.uk

TO LET

**FLEETWOOD HEALTH & WELLBEING CENTRE
DOCK STREET
FLEETWOOD
FY7 6HP**



APPROXIMATE TOTAL FLOOR AREA: 2,005.30 SQ M (21,577 SQ FT)

LOCATION The property is located on Dock Street on the periphery of Fleetwood town centre. Fleetwood lies approximately 4.5 miles north of Blackpool town centre and 6 miles north of junction 3 of the M55.

Nearby occupiers include an Wynsors Shoes, Ideal Dental Practice, McDonalds, Home Bargains and a 24 hour Asda supermarket. Freeport Shopping Village is located approximately half a mile to the South.

DESCRIPTION

The available accommodation comprises vacant expansion space earmarked for the NHS and as such has been left in a 'shell' form. Future works to the space would include installing a suspended ceiling, lighting, plastering of the walls, installation of data and power trunking, heating, floor coverings (likely to be carpet tiles) and decorating. Full and final specification subject to further discussions.

ACCOMMODATION

Approximate Net Internal Areas:

	SQ M	SQ FT
Ground floor	488.6	5,257
First floor	465.0	5,003
Second floor	1,051.7	11,316
Total	2,005.3	21,577

RENTAL

The annual exclusive rental per floor:

Ground floor	£37,000
First floor	£35,000
Second floor	£55,000
Total	£127,000

TERM

New lease, terms to be agreed.

RATEABLE VALUE

To be confirmed.

This property may qualify for business rates relief, please contact Wyre Borough Council on 01253 891000 or visit www.gov.uk/introduction-to-business-rates for further information.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

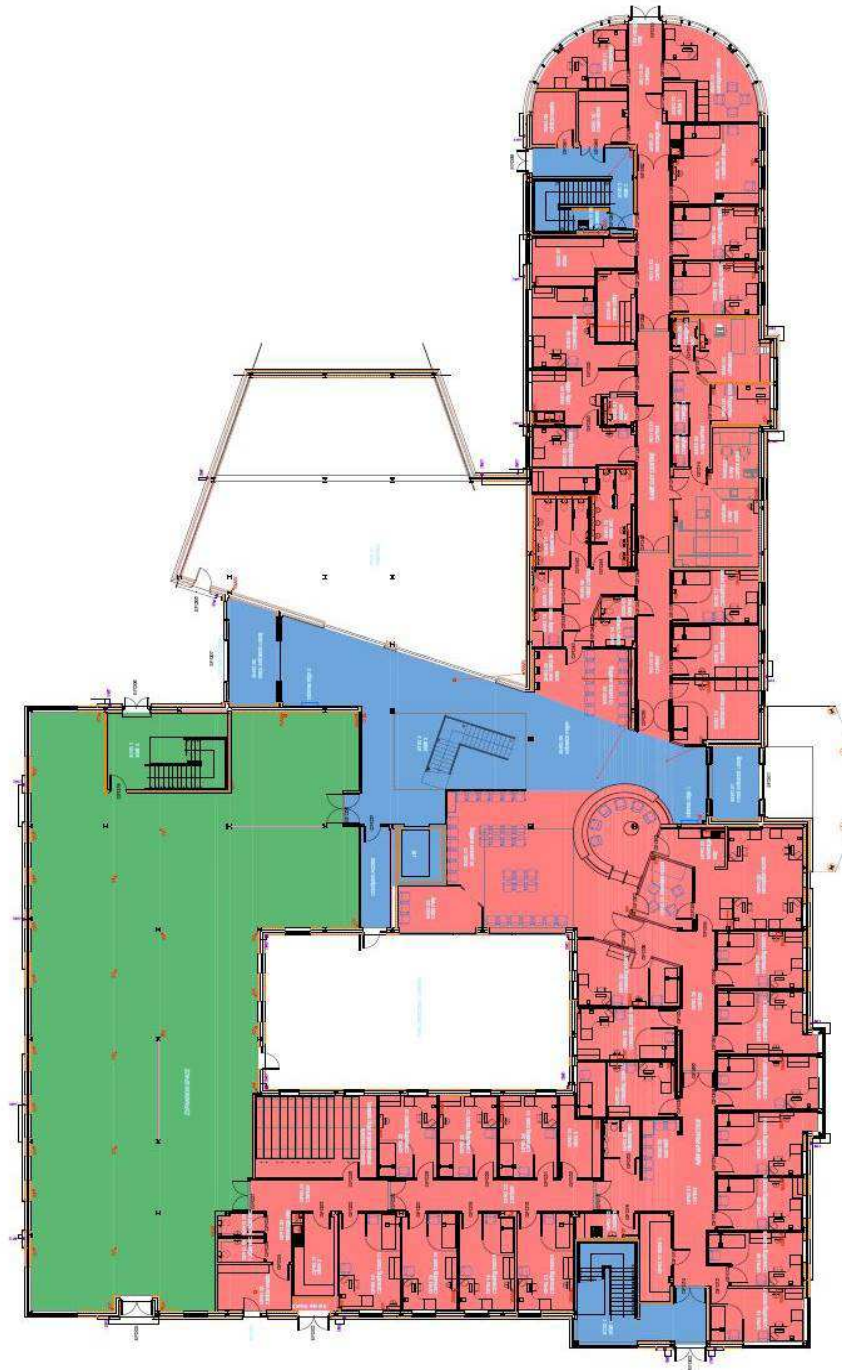
Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

Mark Harrison T: 01772 769000 E: mark@pinkus.co.uk

www.pinkus.co.uk

EXAMPLE FLOOR LAYOUT PLAN (further dimensions available on request)



Ground Floor Demise Plan
1:200 @ A1