

Units 8/9 Blackgate Lane Retail Park,
Dunscar Way, Tarleton



SMART MOVE



Asking Price **Monthly Rental Of £1,400**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



When opening a business, the best start is a blank canvas and this NEWLY BUILT retail park offers just that, as most older retail spaces will require modernisation, or have been used by previous businesses and therefore are not set up to best suit your needs, whereas being a new property, this open double unit gives any business a fresh start to tailor the space to best suit their vision. Located on a new business / retail park in Tarleton village, which is already homes to numerous other businesses, this listing is for two adjoining units on the site and with few remaining, book a viewing now before they are all snapped up.

The unit will be let as a shell, meaning that the intending tenant can create a space to best suit their businesses needs. The builder will fit a WC / toilet, as well as a small kitchen area, but the rest of the space is yours to create. The owner is also negotiable to fit-out the unit, though this would incur a higher monthly rental figure, which would be determined depending on the cost of the fit-out. Every business on the site already has fitted their interiors quite differently, allowing for numerous options depending on the intending business use of the tenant. NB: It is the tenants responsibility to ensure that their business type and opening hours have relevant planning permission to operate for the premises.

Blackgate Lane Business Park is set off Blackgate Lane, just a short walk to the centre of Tarleton village, offering a fantastic range of businesses which are already on site, including: beautician / skin clinic, garden shop, photographer, barbers, sunbed shop, mattress showroom, carpet / flooring shop, café, dog hydrotherapy shop, hairdressers, dance studio and a clothing brand distribution / shop. This listing is for units 8 and 9 (see site layout picture for location,) and the units are available individually for £700 pcm each. As a double unit, there is flexibility for how the tenants would like the units joining, be it with internal double doors or open plan wall opening, making it able to be tailored to meet your needs.

How to Find the Property: The entrance to Blackgate Lane Retail Park is next to number 97 Blackgate Lane. As you enter the site, units 8 and 9 are in the 2nd block of units on your left-hand side. For exact directions using What3Words search: breaches.whirlwind.highs or follow the link: <https://w3w.co/breaches.whirlwind.highs>



- * Double Commercial Unit circa 1,200 sq ft
- * Units Available Individually at £700 pcm
- * Let as a "Shell" for Tenant to Tailor the Space to their Needs
- * Use Class E
- * Choice of Window or Roller Shutter Door Frontage

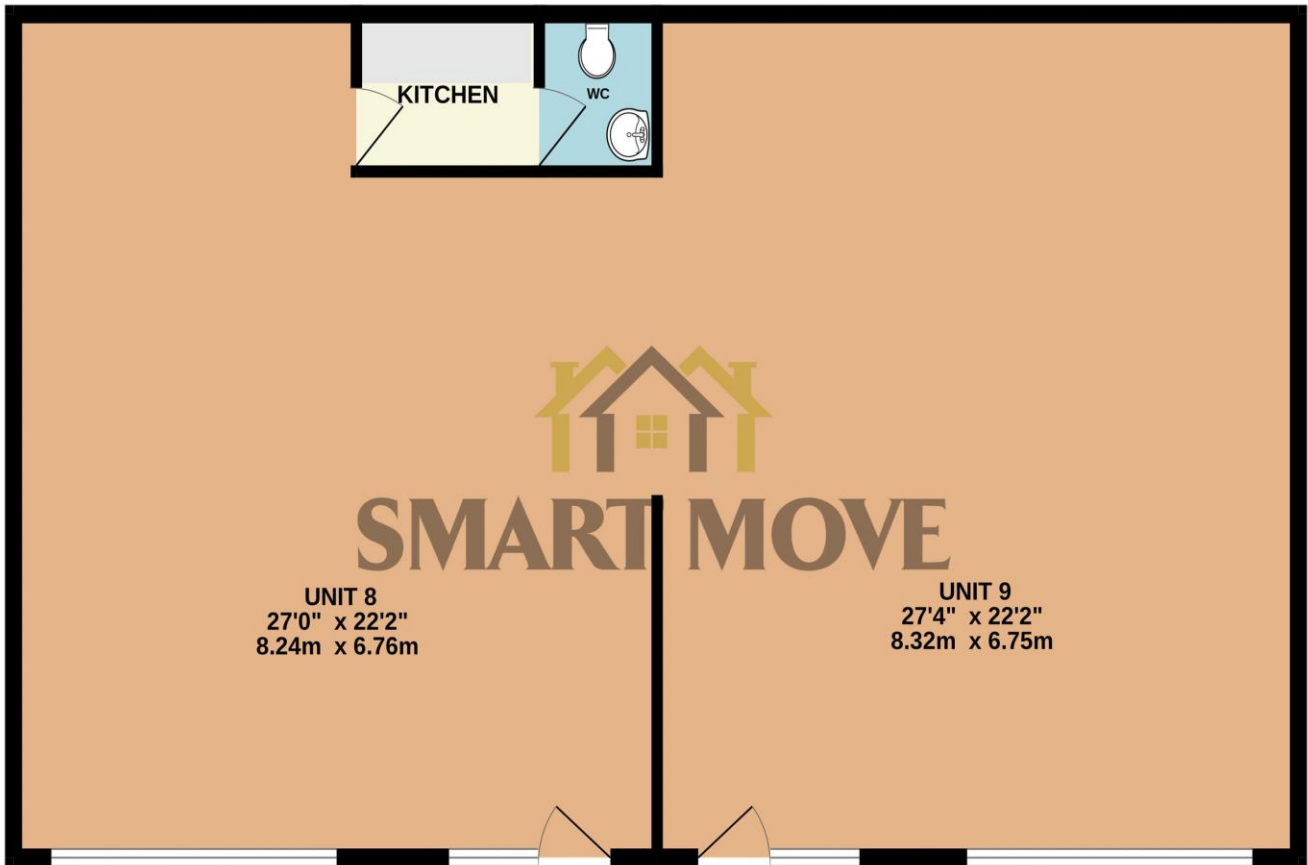
- * Rent is £1,400 pcm (NOT + VAT)
- * WC / Toilet & Kitchen Area Fitted
- * Negotiable to be Fitted-Out at a Higher Monthly Rent
- * Leases Starting from 3 Years (Break Clauses Negotiable)
- * Ample Staff & Customer Parking




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GROUND FLOOR
1205 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRS Property Redress Scheme



Smart Move – Tarleton
226a Hesketh Lane
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.