

MORGAN

MARTIN

TO LET First Floor Retail Showroom/Office

Building 3 The Woodman Centre Vicarage Lane BLACKPOOL FY4 4ND



Total Sales Area: 151 sqm (1,625 sq ft)

LOCATION

The premises form part of The Woodman Centre, situated at the junction of Vicarage Lane and Sanderson Way, and sits alongside Toolstation and Dreams, with nearby occupiers including B&M, Smyths Toys, DW Fitness, Halfords, Topps Tiles and Screwfix.

ACCOMMODATION

The property is arranged on first floor only and provides the following approximate gross internal floor area:

Sales Area: 151 sqm (1,625 sq ft)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

PARKING

There is shared on-site parking to the front and side of the unit.

RATEABLE VALUE

The premises are entered into the Rating List at Rateable Value £10,000.00.

LEASE

A new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

RENTAL

£13,000.00 per annum.

SERVICE CHARGE

A service charge is levied. Full details are available upon request.

VAT

All rents and prices quoted are or may be subject to the addition of VT at the prevailing rate.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

Please contact: Charles D Bell

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RICS



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Chartered Surveyors

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