

# MORGAN

# MARTIN

## TO LET Ground Floor Retail Showroom/Office

## Building 3 The Woodman Centre Vicarage Lane BLACKPOOL FY4 4ND



**Total Sales Area: 77 sqm (825 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: 77 sqm (825 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 £8,700.00.

### 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

£9,500.00 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

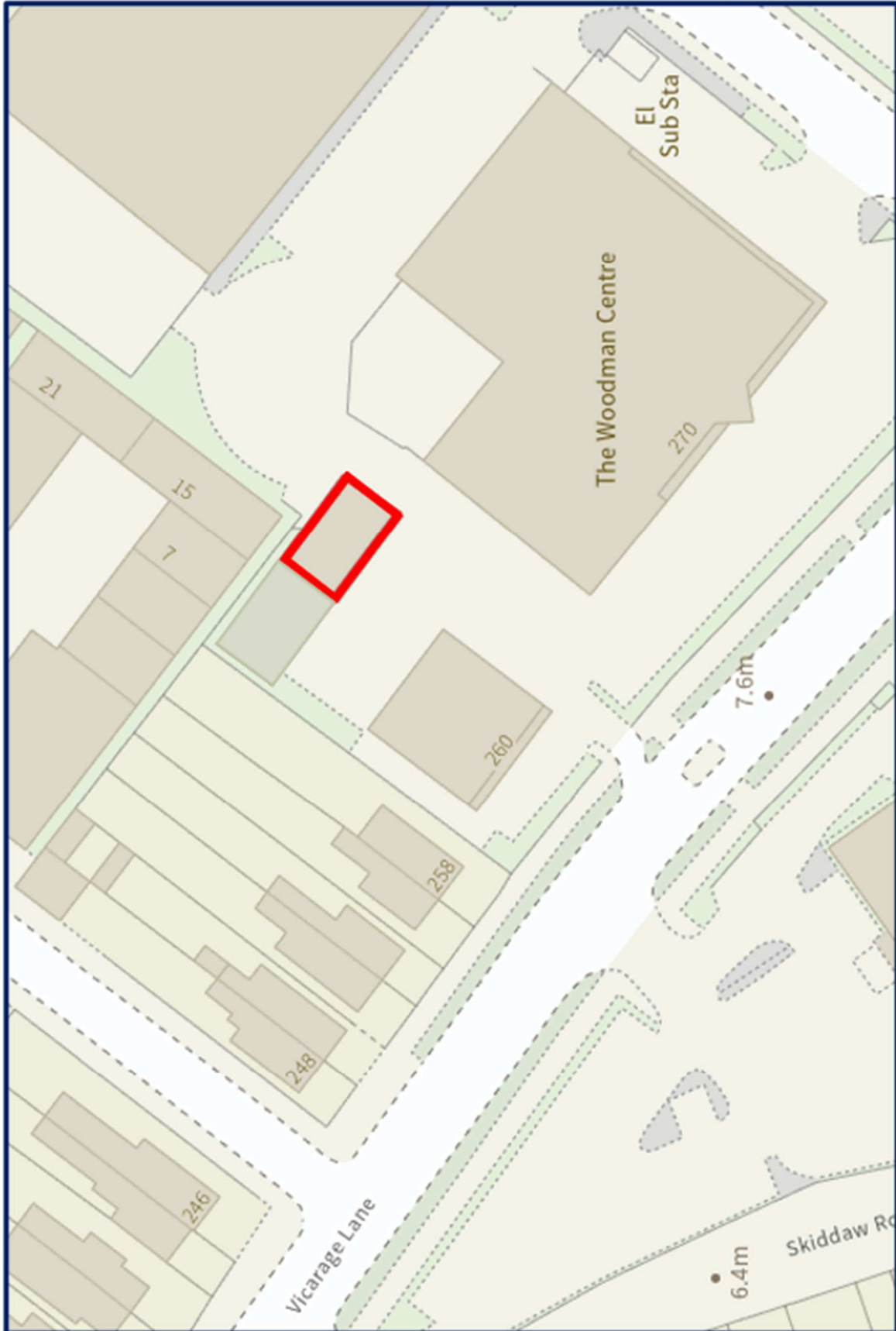
Telephone: 01772 556666

Email: [charles@morganmartin.co.uk](mailto:charles@morganmartin.co.uk)

Fifteen Cross Street  
Preston  
PR1 3LT

**01772 556666**  
[www.morganmartin.co.uk](http://www.morganmartin.co.uk)

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**Chartered Surveyors**

**Fifteen Cross Street  
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PR1 3LT**

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