## Unit 13 Blackgate Lane Retail Park, This Dunscar Way, Tarleton SMART MOVE



Asking Price Monthly Rental Of £600



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Situated on a busy retail park in Tarleton, lies this self-contained commercial unit. This listing is for unit 13, which is an end unit of around 600 sq ft and was previously used as a warehouse / storage unit, meaning that it is a large open plan space and a blank canvas for the next business. Viewings are available by appointment via Smart Move, so contact us now to arrange to see this amazing premises in person.

The internal layout of the property consists of a large open plan main space of around 600 sq ft and has light and power. Access into the unit is to the front, both through a main front door, as well as through a remote controlled electric roller shutter door. The main open shop-front area could be sub-divided if needed, making it a unit that can be tailored to meet the next businesses requirements.

Blackgate Lane Retail 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, 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 unit 13, which is the end unit in the 3rd block on your left-hand side as you enter the site.

NB: There is a service charge of £68.50 pcm for maintenance of communal areas which includes: bins, buildings insurance, external CCTV and gardening. The solar panels on the roof are retained by the freeholder and a current charge of £0.35 kwh will be charged along with the service charge. All units are metered individually. The rent is £7600 pcm and all rental prices are NO VAT.

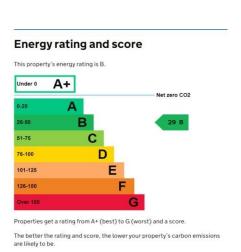
To find the property using What3Words search: https://w3w.co/websites.inspector.matchbox

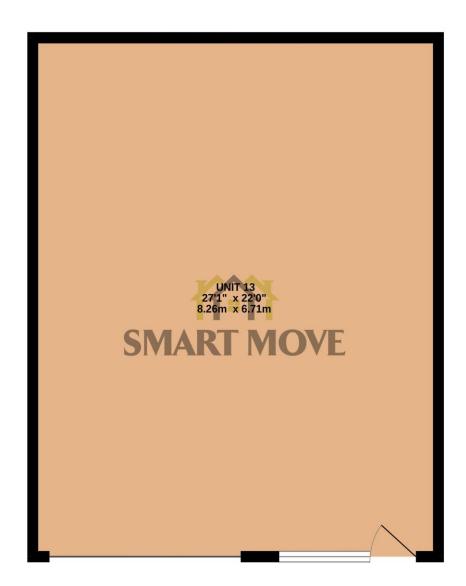


- \* Self-Contained Commercial Unit
- \* Open Plan Warehouse circa 600 sq ft
- \* Ample Customer Parking
- \* Suitable for Various Uses
- \* Viewing Recommended

- \* Available NOW
- \* Electric Roller Door
- \* Thriving NEW Business Park Location
- \* Viewing by Appointment via Smart Move
- \* EPC Rating of B







TOTAL FLOOR AREA: 598 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, withdower, croms and any other liters 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 guarante as to their operability or efficiency can be given.

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**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.