

TO LET – 4,477 sq ft (416 sq m)

Former Topps Tiles Retail/Showroom

351, Waterloo Road

Blackpool FY4 3AG



LEASE TERMS

The premises are held by way of a 25 year lease expiring 18th February 2024 at a passing rental of £40,000 pax. This rental includes circa £10,000 pax of rental income received from the first floor residential flats.

Options for disposal:

Assignment: Assignment of the whole of the premises, incorporating the ground and first floors

Subletting: Subletting of the ground floor area only on terms to be agreed at a rental of £29,000 pax

RATING ASSESSMENT

We are advised that the Rateable Value in the 2017 List is £21,000.

We recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability;

VAT

All figures are quoted exclusive of VAT, if applicable.

EPC

The premises have an EPC Rating of B. A copy of the EPC can be made available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction

VIEWING/FURTHER INFORMATION

For further information or arrangements to view, please contact:

Pudney Shuttleworth, 31 Park Square West, Leeds

Contact: Michael Pudney

Tel: 0113 2031131 / 07747 008449

Email: mp@pudneyshuttleworth.co.uk

Or contact Adam Taylor at Duxburys Commercial on: 01253 316919

LOCATION

The retail/showroom premises occupy a very visible and accessible location, being positioned on the 5-way crossroads with Waterloo Road and Marton Drive, around 2 miles south of Blackpool town centre.

DESCRIPTION

Occupying a corner position, the premises has extensive glazed shop frontages to Waterloo Road and Marton Drive. It also benefits from on-site car parking and rear servicing.

The main retail/showroom area is open plan, which connects to a separate rear storage area.

The premises benefit from lighting and heating.

Separately accessed and at first floor level are 2 residential flats, both of which are occupied.

ACCOMMODATION

Ground floor retail 3,336 sq ft (310 sq m)

Ground floor storage 1,141 sq ft (106 sq m)

Total 4,477 sq ft (416 sq m)

First Floor 2 occupied residential flats

PLANNING/PERMITTED USES

A1 Retail use although other uses may be considered, subject to Landlord's approval and planning permission.

10.04.2017



