

FOR SALE

WINDMILL HOUSE
BACK NORTH CRESCENT
ST ANNES
FY8 1SD

- COMMERCIAL BUILDING OFFERING OFFICE & WORKSHOP SPACE
- POTENTIAL TO CONVERT INTO RESIDENTIAL FLATS - SUBJECT TO PLANNING
- INTERNAL VIEWING IS AVAILABLE BY APPOINTMENT

ASKING PRICE: £174,950 – Offers Invited



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LOCATION

This commercial building (that has potential to be converted into residential flats) occupies a convenient and easily accessed location off St David's Road South. It is within walking distance of The Crescent which provides access in and out of St Anne's town centre. The surrounding areas comprise of dense residential locations. Local shops and amenities are within walking distance.

DESCRIPTION

In brief:

- The property is presently used as a dental laboratory and provides commercial, workshop, office accommodation.
- It is set over the ground and first floor.
- There is an allocated small car park that accompanies the building.
- **The building has potential to be converted into residential flats subject to planning permission.**
- All interest and enquiries are welcome.

ACCOMMODATION

GROUND FLOOR

GIA: 125 sq m / 1345 SQ FT

FIRST FLOOR

GIA: 60 sq m / 645 SQ FT

TOTAL AREA: 185 sq m / 1,990 SQ FT

ADDITIONAL PICTURES

See the back page for additional pictures.

RATEABLE VALUE

2017 RV: £8,900 (taken from the VOA website). This is not the amount payable but is used to calculate rates payable (if applicable).

EPC RATING

TBC

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning



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Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

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(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and if fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

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(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

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