

# To Let

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Subject to Contract

**1 Red Bank Road, Bispham, Blackpool FY1 9HW**



## Description

The subject property is situated on Red Bank Road, occupying a prominent corner position.

The property was most recently utilised as a bank and extends over basement, ground, first and second floors. Nearby occupiers include McColls, William Hill and Betfred.

## Accommodation

The property provides the following approximate floor areas:

Floor Areas	Sq m	Sq ft
Basement	47.6	512
Ground Floor	114.3	1,230
First Floor	Landing	Landing
Second Floor	87.2	939
<b>Total</b>	<b>249.1</b>	<b>2,681</b>

## Tenure

Leasehold.

## Guide Price

The premises are held by way of an existing lease at a passing rent of £9,500, expiring 23/06/2026.

## Business Rates

Rateable Value: £14,750

UBR: 48.8p

Interested parties should make their own enquiries with the Local Authority.

## Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

## Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

VAT, if applicable will be charged at the standard rate.