

# FOR SALE

41 ABINGDON STREET  
BLACKPOOL  
LANCASHIRE  
FY1 1DH

- RETAIL PREMISES ARRANGED OVER 4 FLOORS
- OPEN PLAN RETAIL SPACE
- BUSY TOWN CENTRE TRADING LOCATION
- RETAIL AREA 685 SQ FT

**FOR SALE: OFFERS OVER £75,000** **REDUCED**



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# ABINGDON STREET BLACKPOOL

## LOCATION

This retail premises is situated in a prime location between Talbot Road and Church Street in Blackpool town centre. It front onto the pedestrianised area with a strong footfall. It lies close the Winter Gardens and there is a bus stop immediately in front of the premises.

## DESCRIPTION

Retail shop with a gross frontage of 5 m with a subdivided ancillary area to the rear of the ground floor which could be incorporated to enlarge the retail space to approximately 850 sq ft.

The first floor accommodation is approached by two staircases, one giving direct access to the staff facilities. The first floor could therefore be used as further retail space. The second and third floors comprise further storage.

The accommodation may be suitable for alternative uses subject to planning permission.

## BUSINESS RATES

Rateable Value: £18,000 (taken from the VOA website).

## EPC

TBC

## VAT

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

## ACCOMMODATION

### GROUND FLOOR

Retail area: 63.68 sq m (685 sq ft)

Ground floor ancillary area: 15.96 sq m (171 sq ft)

### FIRST FLOOR

Rear staff kitchen: 13.9 sq m

Centre storage/retail: 6.95 sq m

Front storage/retail: 46.9 sq m

Total area: 84.5 sq m (909 sq ft)

### SECOND FLOOR

Front 12.1 sq m

Centre 15.43 sq m

Centre 6.73 sq m

WCs

Total: 44.17 sq m (475.4 sq ft)

### THIRD FLOOR

Front 11.9 sq m

Rear: 14.05 sq m

Total: 29.95 sq m (279 sq ft)

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

### Disclaimer

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