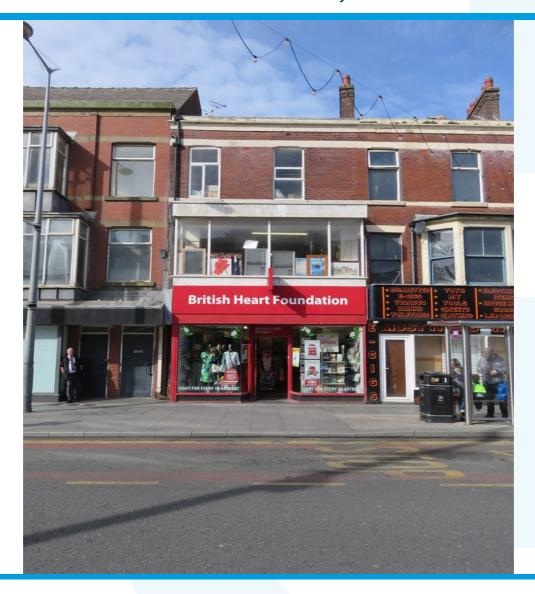
FOR SALE

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





Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT

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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/retai: 16.95 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

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.







(i) These particulars are provided interry as a general guided or the property are not also strain not neterate decouring part or any other Contract.

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(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 the Vendor does not make or give any representations or warranties.

respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

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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.
Note: Dubturys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchase responsible in makin his own announties in this reason.