

FOR SALE / TO LET

HORNBY ROAD
BLACKPOOL
FY1 4JA

- DETACHED & IMPOSING BUILDING
- CAR PARKING FOR APPROX 20 VEHICLES
- CLOSE TO SHOPS & AMENITIES / TOWN CENTRE
- OFFICE ACCOMMODATION / BUSINESS SPACE
- ADDITIONAL SPACE EXTERNALLY TO THE REAR
- TOTAL AREA: 6,900 SQ FT

ASKING PRICE: £350,000 RENTAL: £35,000 PA EXC



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HORNBY ROAD, BLACKPOOL

LOCATION

This office building occupies a convenient location on Hornby Road in Blackpool. Hornby Road connects onto Park Road and Whitegate Drive which are two main arterial routes connecting various areas of the town. Ease of access is available into Blackpool town centre, down towards the Promenade and towards Preston New Road which connects onto the M55 motorway.

DESCRIPTION

This imposing office building provides:

- Private car park to the front providing 20 number of vehicles.
- Accommodation set over the ground, first and second floors.
- Additional rear yard/storage space.
- The vast majority of the accommodation is set over the ground and first floors.
- Provides a mix of cellular and open plan office/business space
- The accommodation can be re-configured to suit differing needs and requirements.
- Subject to planning permission alternative uses may be suitable for the subject building (to include residential re-development).

ACCOMMODATION

GROUND FLOOR

NIA: 4,500 sq ft

FIRST FLOOR

NIA: 1,700 sq ft

SECOND FLOOR

NIA: 200 sq ft

BASEMENT

NIA: 500 sq ft

Total: 6,900 sq ft

(The above measurements are approximate, not all areas of the building have been accessed by the agent and all interested parties are to carry out their own measurements of the building in due course)

RATEABLE VALUE

2017 RV: £29,500 per annum.

This is not the amount you will pay, the rateable value is used to calculate the rates bill.

LEASE / LEGAL COSTS

A new FRI lease is available with terms to be negotiated. The incoming tenant is to be responsible for the landlords legal fees incurred in the transaction. Quote to be provided.

EPC RATING

To be confirmed

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

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