FOR SALE

38 - 42 CORONATION STREET
BLACKPOOL
LANCASHIRE
FY1 4PB

- EXTENSIVE GROUND FLOOR RETAIL PREMISES
- LARGE BASEMENT SPACE FOR STORAGE
- DANCE STUDIO TO THE FIRST FLOOR
- FORMER RESIDENTIAL ACCOMMODATION TO SECOND FLOOR
- TOTAL NIA: 8214 SQ FT + RESIDENTIAL ACCOMMODATION

ASKING PRICE: £274,950

Duxburys Commercial

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CORONATION STREET BLACKPOOL

LOCATION

This building fronts onto Coronation Street and is located within Blackpool town centre. The location benefits from a wealth of passing pedestrian and vehicle trade and is located opposite the Houndshill Shopping Centre. The shopping centre is soon to be developed with an Imax Cinema to be built within walking distance of the subject premises. Also within close proximity is the new conference centre which is currently being constructed. The future development in and around the property combined with its present benefits of having a wealth of passing trade make the opportunity to purchase this property a rare opportunity.

DESCRIPTION

This mixed use investment property is spread over three storeys plus basement. The ground floor comprises of open plan retail space with rear storage. There is a basement floor providing additional storage. There is rear access and loading to the building. The first floor comprises of a dance studio, WC's and changing rooms. The dance school have been in situ for approximately 20 years and are currently paying a rent of £7,200per annum on a monthly rolling lease. The accommodation on the second floor was previously used as a two bedroom residential flat which is accessed via the dance studio. It would require some refurbishment.
Internal viewings are highly recommended to appreciate the accommodation on offer and the potential that the building provides. Subject to planning consent this building could be re-developed to create residential accommodation. All interested parties are to make their own enquiries in terms of planning.

RATEABLE VALUE

2017 RV: TBC

ACCOMMODATION

GROUND FLOOR
NIA: 2918 sq ft
FIRST FLOOR
NIA: 2570 sq ft
SECOND FLOOR
Former flat comprising lounge, kitchen, bathroom and two bedrooms.
BASEMENT
NIA: 2726

Total area: 8214sq ft + Residential accommodation

EPC RATING

TBC

VAT

Prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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