

# FOR SALE/TO LET

3 NELSON ROAD  
BLACKPOOL  
FY1 6AS

- VACANT GROUND FLOOR RETAIL PREMISES WITH FLAT ABOVE
- IDEAL FOR OWNER OCCUPATION OR FOR INVESTMENT
- GROUND FLOOR SHOP LAST LET AT £7,000 PER ANNUM, FLAT LET AT £5,720 PER ANNUM ON AST
- GROUND FLOOR RETAIL AREA CIRCA 900 SQ FT + WC

**ASKING PRICE: £99,950**

**SHOP RENTAL: from £100 PER WEEK EXCLUSIVE**



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# NELSON ROAD BLACKPOOL

## LOCATION

The property is situated at the northerly end of Nelson Road with an oblique frontage to Lytham Road. It occupies a strong trading location in a busy seasonal area.

## DESCRIPTION

The property comprises:

- ground floor shop with retail depth of 15.1 m with male and female WCs and staff WC and kitchen to rear
- Cellar area extending under the majority of the ground floor shop
- Maisonette flat arranged on the first and second floors with balcony off the front lounge
- Combined potential rental income £12,720 per annum

## ACCOMMODATION

### GROUND FLOOR SHOP

Internal frontage: 4.5 m

Depth: 16.1 m

Retail area: 85.74 sq m

Male & female WCs: 6.1 sq m

Staff WC & kitchen : 7.3 sq m

Cellars

### FLAT

#### First Floor

Lounge with balcony, inner hallway, kitchen, bathroom, WC and large utility room.

#### Second Floor

2 bedrooms, storeroom

## LEASE / LEGAL COSTS

If the ground floor shop is separately leased a new effective FRI lease would be negotiated with terms to be agreed at a commencement rent of £7,000 per annum. The incoming tenant is to be responsible for the landlord's legal fees incurred (subject to a quote)

## EPC RATING C

## BUSINESS RATES

2017 RV: £7,300 (taken from the VOA website)

## 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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