

FOR LEASE

PRIME COMMERCIAL PREMISES

73-75 CHURCH STREET
BLACKPOOL
LANCASHIRE
FY1 1HU

- PRIME COMMERCIAL PREMISES IN THE HEART OF BLACKPOOL TOWN CENTRE
- PRESENTLY/ PREVIOUSLY USED FOR RETAIL WITH ANCILLARY/STORAGE SPACE TO THE UPPER FLOORS
- MAINLY OPEN PLAN GROUND FLOOR TRADING SPACE
- PROMINENT CORNER LOCATION WITH EXCELLENT SIGNAGE & BRANDING OPTIONS
- WOULD SUIT ALTERNATIVE USES – SUBJECT TO PLANNING AND LANDLORD CONSENT
- INTERNAL VIEWING HIGHLY RECOMMENDED

RENTAL: £79,000 PER ANNUM (EXCLUSIVE) + VAT



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

CHURCH STREET, BLACKPOOL

LOCATION

The property is located in the heart of Blackpool town centre on Church Street. The property is perfectly positioned, opposite Lounges (Vintro Lounge) and close to a host of tourist attractions to include The Grand Theatre and The Winter Gardens with its brand new conference centre. Church Street also provides access to the main Promenade area and is in close proximity to the Houndshill Shopping Centre and multi storey car park. Major bus routes are within walking distance as is Blackpool North Train Station.

The property is close to Halifax, Savers, Beaverbrooks and Marks & Spencer. Subway, The Sea (Fish and Chips eatery), Nandos and Costa Coffee.

DESCRIPTION

This prime commercial premises comprises:

- Mainly open plan Ground floor space.
- Excellent shop front, signage and branding opportunities.
- Ancillary/storage space to the first and second floors. Loading to the rear.
- Located in the pedestrianised section of Church Street in the heart of Blackpool town centre
- Prominent corner position with return frontage onto Adelpi Street.
- Premises would suit a variety of uses, subject to planning and landlord consent.
- Internal viewing is highly recommended, by prior appointment through our office.

ACCOMMODATION

Gross Areas:

Ground Floor: 3,466 sq ft
Gross Frontage: 11.1m

First Floor: 3,476 sq ft
Second Floor: 940 sq ft

Total: 7,882 sq ft

All measurements are approximate.

Plans available on request.

BUSINESS RATES

TBC

LEASE DETAILS / LEGAL FEES

The property is available by way of a new FRI lease with terms to be agreed. The ingoing tenant is responsible for the landlord's legal fees incurred. Quote to b provided.

EPC

Rating: B

Cert no: 9203-3095-0081-0100-4321

Expiry: 28th May 2028

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents

VAT

This building is subject to VAT at the prevailing rate.

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: adam@duxburyscommercial.co.uk

Disclaimer / Planning 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. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

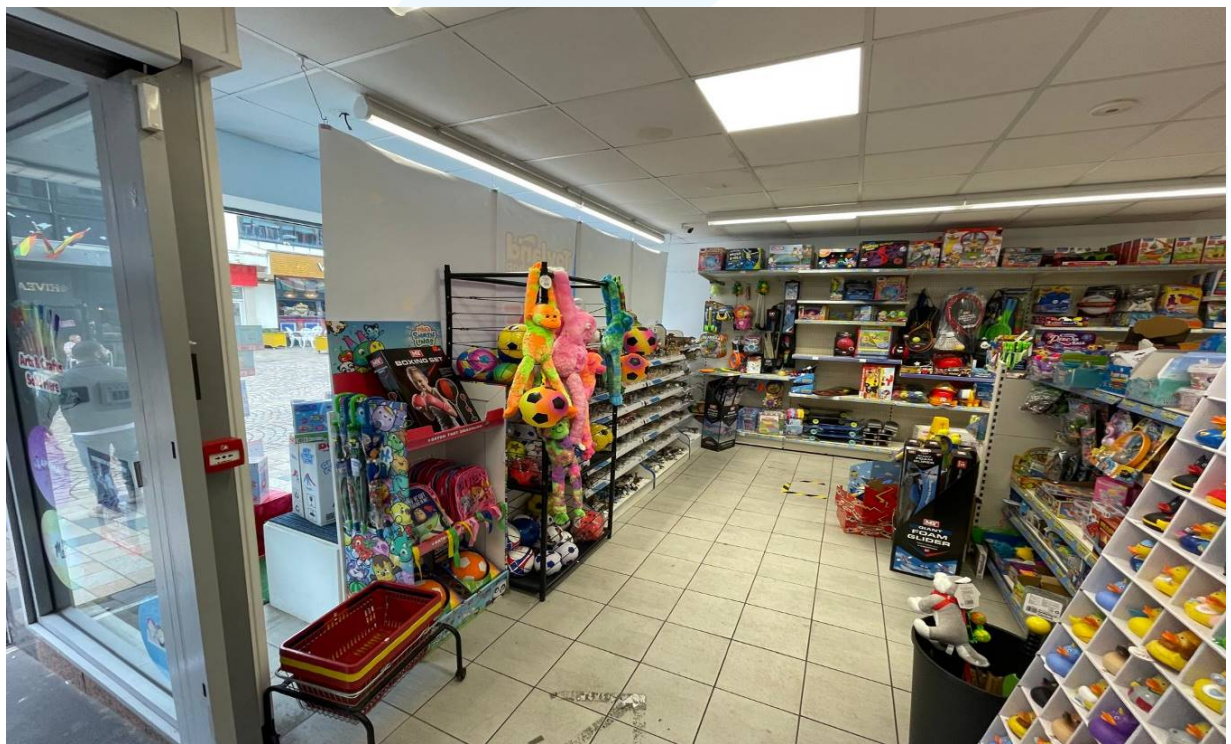
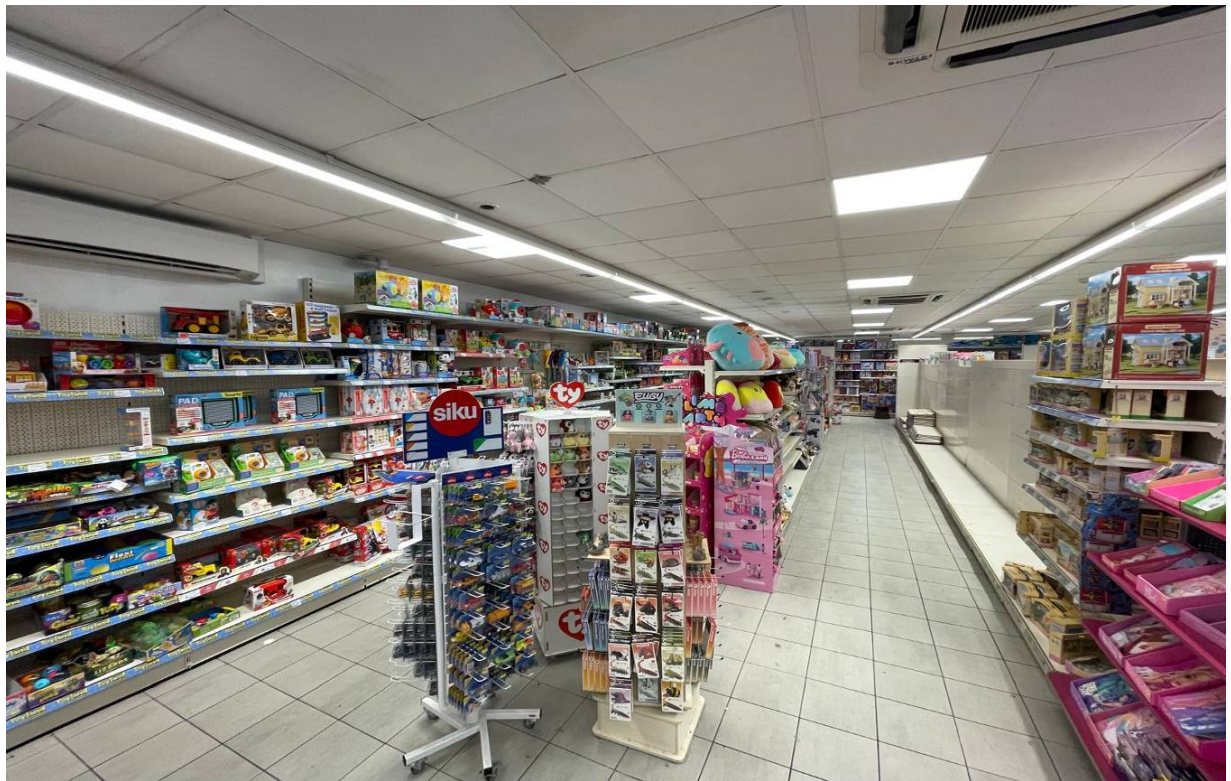
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

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

(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: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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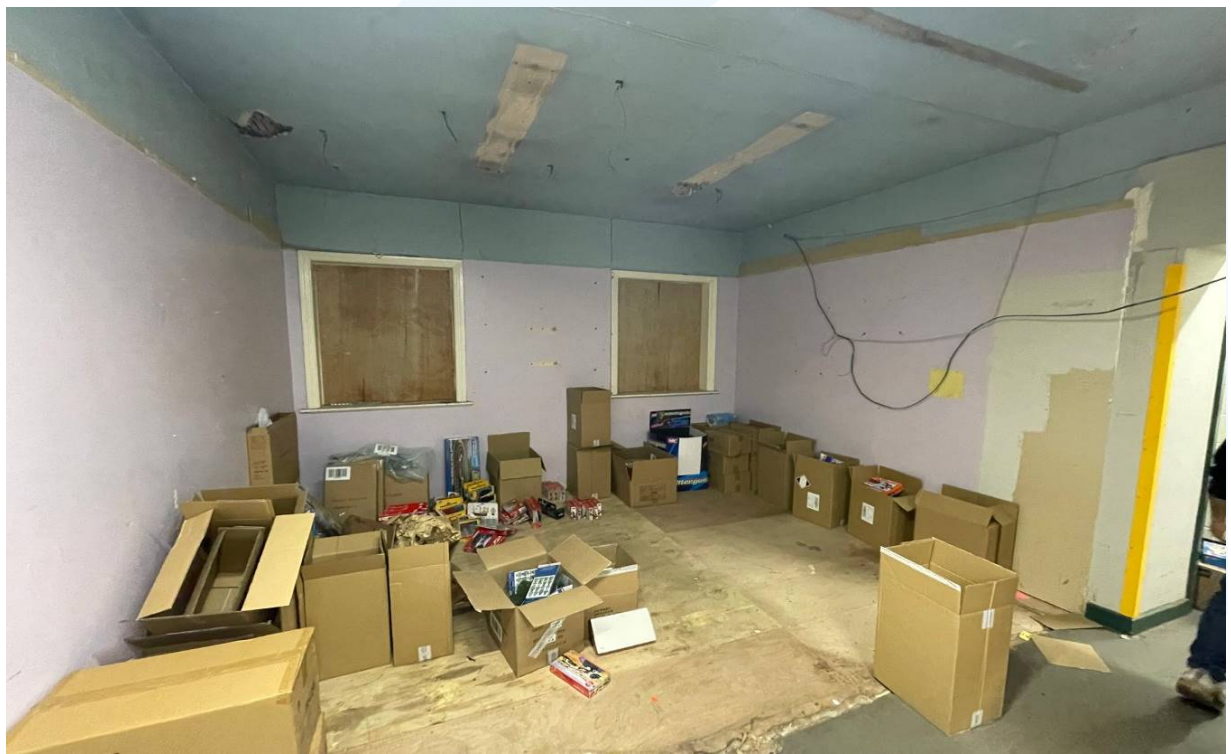
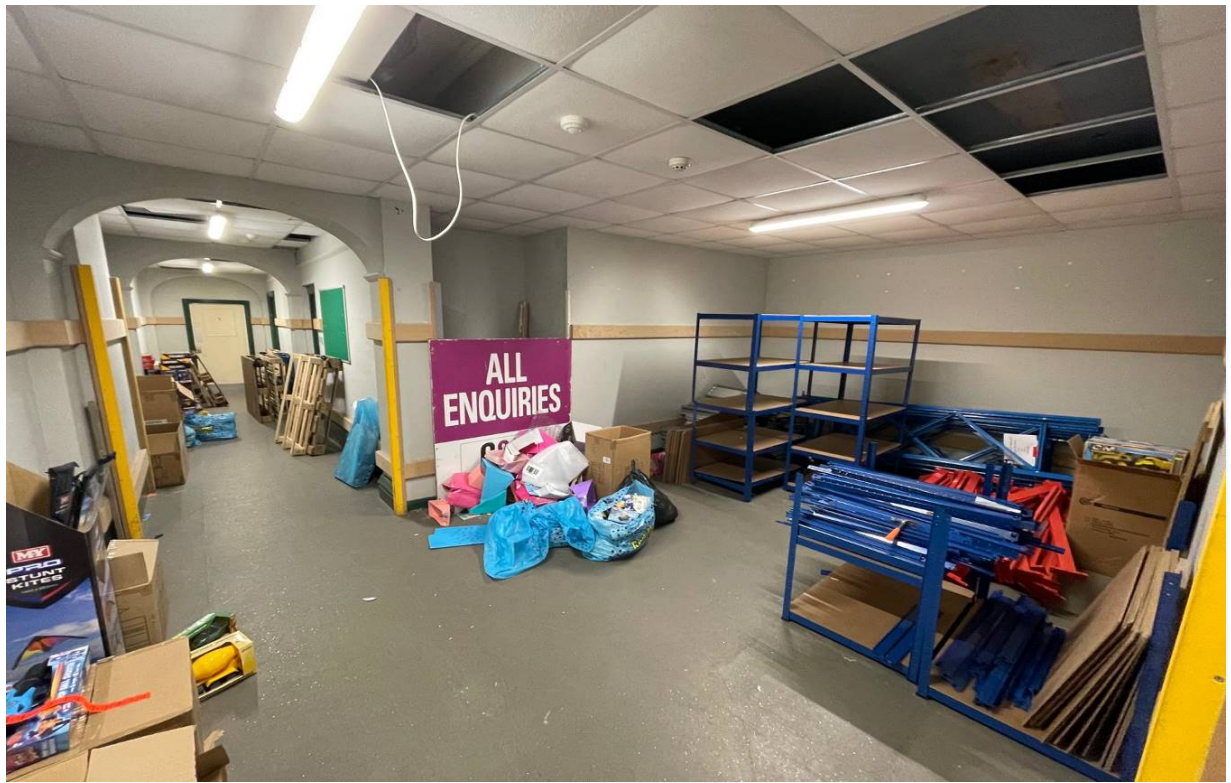


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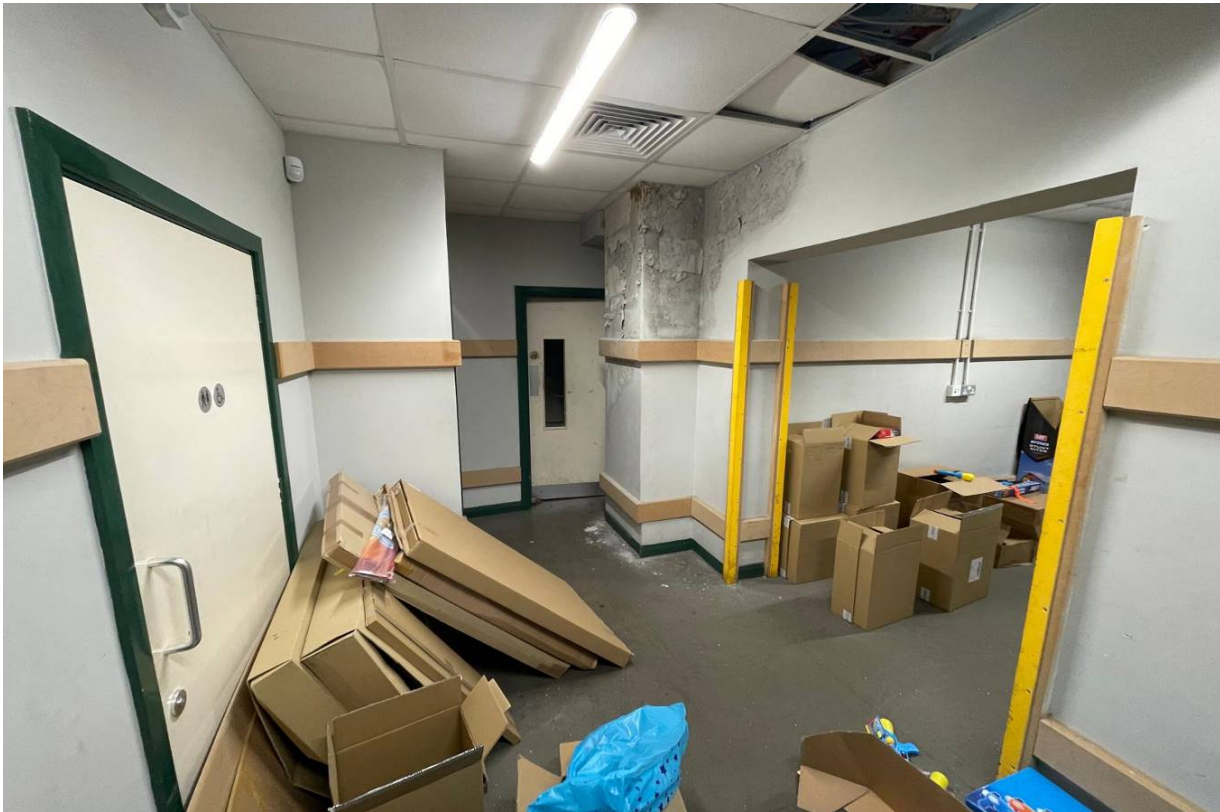


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