

Blackpool

Guide Price: £225,000

Reference:
4210791

234 Dickson Road, Blackpool, Lancashire, FY1 2JS

Description

The store is extremely well fitted out, whilst also being heavily relied upon by the local community and within close walking distance to the beach and on the doorstep of the many B&B hotels. The store presents a great opportunity for a new operator a chance to acquire an excellent freehold store with weekly sales in excess of £8,000 excluding services and accommodation.



Situation and Location

This well fitted Bargain Booze branded store occupies a prominent position along Dickson Road in Blackpool. Dickson Road is a busy road running through Blackpool, ensuring a high amount of footfall and passing traffic. This site also benefits from being situated within a densely populated residential area and runs parallel to the coast road. The site in a busy parade of shops.

Tenure

Freehold

Rateable Value

Rateable Value (2017 list) Shop and Premises £5,500.

Accommodation

| | sqft | sqm |
|-------------|------|-----|
| Retail Area | 364 | 34 |
| Other | 487 | 45 |
| Gross | 851 | 79 |

Other Accommodation

There is a flat included within the sale of the property, which is currently empty. We are advised that the flat needs work for it to be in a lettable condition.

Please see floor plans for further detail.

Financials

52 weeks to April 2021

| | |
|---------------------------|---------|
| Total Retail Sales (£) | 425,110 |
| Retail Sales per week (£) | 8,175 |
| Total Services Sales (£) | 42,023 |

Figures include VAT. Retail Sales EXCLUDE Services.

Blackpool

Guide Price: £225,000

Reference:
4210791

234 Dickson Road, Blackpool, Lancashire, FY1 2JS

Services

| | |
|-------------|-----|
| Post Office | No |
| Off Licence | Yes |
| Lottery | Yes |
| Payzone | Yes |
| ATM | No |

Contacts

Gurnam Singh

Business Agent - Retail
T: +44(0) 161 833 69232
E: Gurnam.Singh@christie.com

CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie & Co, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) Christie & Co have not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved Christie & Co. April 2021.

EPC

D-100

Franchise Agreement

Whilst the stores are being sold free of any supply agreement with Bestway, the Seller has a strong preference if a buyer acquires the store with a new 3 year franchise agreement. More information can be made available upon request.

Staffing

The purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

Viewings

Each property has a unique 360 virtual tour, which allows you to view the store without visiting in person. This is available on the Christie & Co marketing website. Discreet customer site visits are permitted but on NO ACCOUNT should direct approaches or enquiries be made to the Seller or any employees.

Bidder Guide

The sale of these stores are strictly subject to the conditions set out within the Bidder Guide, which can be found on the Christie & Co marketing website.

