

# FOR SALE

SHOPS & FLATS INVESTMENT  
113, 115, 117 & 119 EGERTON ROAD  
BLACKPOOL  
FY1 2NL

- MIXED USE PROPERTY OFFERING POTENTIAL
- FISH & CHIP SHOP LET OUT AT £8,580 pa exc
- REMAINING GF SPACE CAN BE 2 OR 3 SHOPS
- RESIDENTIAL FLATS ABOVE - STPP
- EXCELLENT BUSINESS / INVESTMENT OPPORTUNITY

PRICE ON APPLICATION



**Duxburys**  
Commercial

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# EGERTON ROAD BLACKPOOL

## LOCATION

This mixed use investment property, comprising shops and residential flats (to be developed STPP) occupies a dense residential location in north Blackpool. The position enjoys a wealth of passing pedestrian and vehicle trade. The surrounding areas comprise of dense residential locations with local shops and amenities nearby. Ease of access is available into the town centre along Dickson Road. The area also comprises a wealth of Hotels and Holiday flats.

## DESCRIPTION

The sale of this instruction comprises:

Ground Floor Shops:

- No. 119 – Fish & Chip Shop – let out at £165 pw / £8,580 pa exc.
- No. 117, 115 & 113 – have potential to be one large commercial premises, 3 shops or 2 separate shops.

First Floor:

- Entrance and staircase of access off Pleasant Street to an area that could comprise a two bedroom flat.
- Entrance and staircase of access off Egerton Road to an area that could comprise a two/three bedroom flat OR that may comprise 2 no.flats, subject to planning permission.

Alternatively (S.T.P.P),

- The property could be used as a whole or in part to suit different requirements
- There could be a business operated from the whole of the remaining space, ground floor and first floor.
- The Fish & Chip Shop produces an income of £8,580 pa exc.

All interest, enquiries and viewing requests are invited.

## ACCOMMODATION

### GROUND FLOOR

**No. 119** – Fish & Chip Shop – let out.  
Approx. 46 sq m / 495 sq ft

**No. 117, 115 & 113:** GIA 145 sq m / 1,560 sq ft

### FIRST FLOOR

**No. 119, 117, 115 & 113:**  
Total area: GIA 130 sq m / 1,400 sq ft

**Total property area: GIA 321 SQ M / 3455 SQ FT**

## VAT – NOT APPLICABLE

We are informed by the seller that the sale is NOT subject to VAT.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: [adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

## ADDITIONAL IMAGES

Can be seen to the back page of the brochure.

### 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.



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  - (4) 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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