

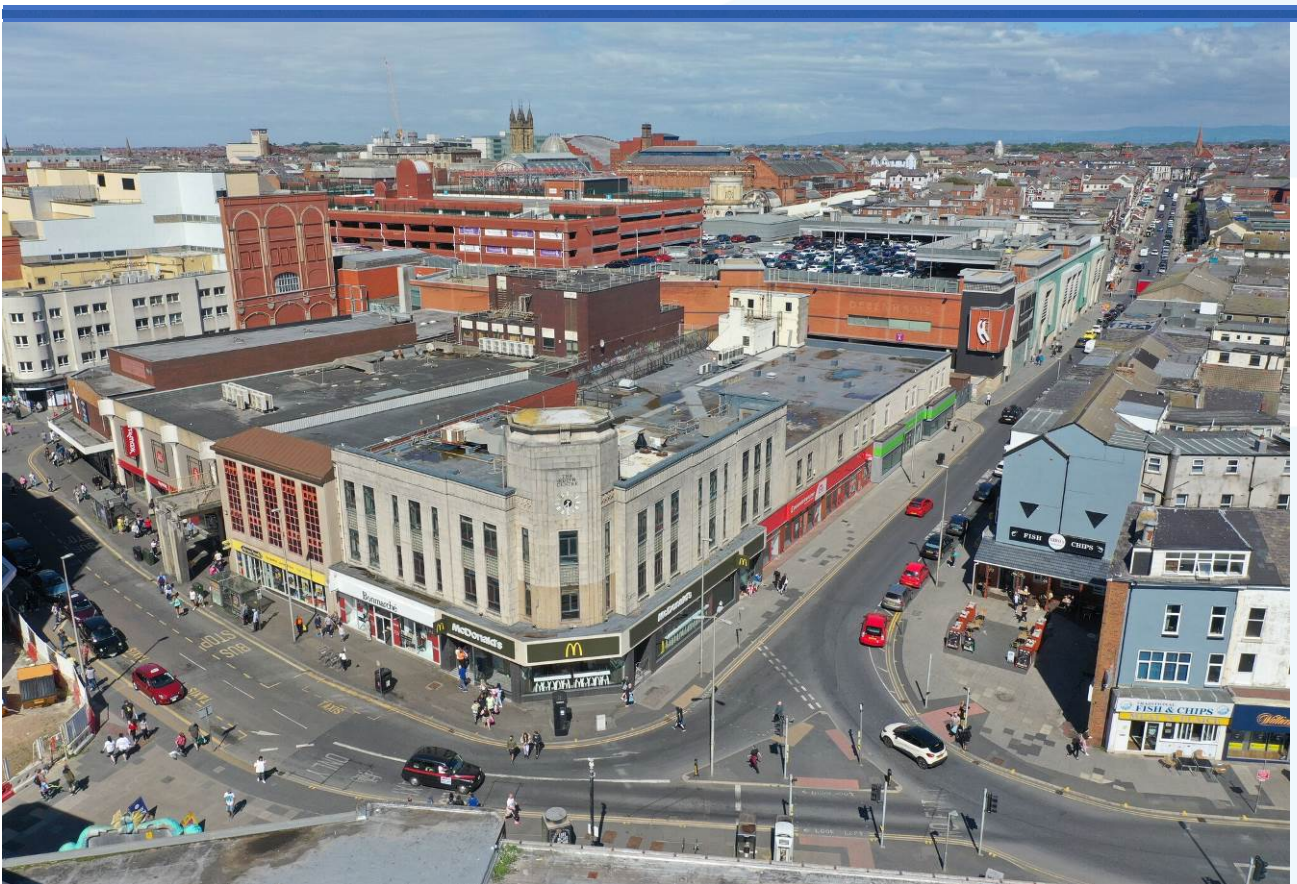
TO LET

**** PRIME RETAIL OPPORTUNITY ****

**FORMER POUNDSTRETCHER
4 – 6 ALBERT ROAD
BLACKPOOL
LANCASHIRE
FY1 4SW**

- LOCATED IN THE HEART OF BLACKPOOL TOWN CENTRE, WOULD SUIT VARIOUS USES STPP
- FORMERLY OCCUPIED BY POUNDSTRETCHER
- 7535 GF GIA & 2900 FF GIA
- CLOSE PROXIMITY TO THE HOUNDSHILL SHOPPING CENTRE, CENTRAL CAR PARK, AND PROMENADE
- EXCELLENT OPPORTUNITY
- MAY SPLIT

RENT: ON APPLICATION



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

BANK HEY STREET & ALBERT ROAD BLACKPOOL

LOCATION

Blackpool attracts around 17 million visits per year and the total population of the Fylde Coast is approximately 325,000. Blackpool also has an extended visitor season compared to most seaside resorts owing to the Illuminations running from September to November. Some of Blackpool's key attractions are located in the town centre including the Winter Gardens which is close by including the Opera House, Conference Centre and Empress Ballroom. Also within walking distance is the Tower including the Dungeons and the Circus. Other nearby attractions include the Grand Theatre, the Sealife Centre, Madame Tussauds, the Grundy Art Gallery.

The property is within close proximity to the new IMAX cinema development which is under construction and the Central Leisure Development which is in the early phases.

Other nearby occupiers include McDonalds, BonMarche, Sporst Direct, Coral Island, TK Maxx and The Job Centre.

ACCOMMODATION

GF: 7535 SQ FT
FF: 2900 SQ FT
TOTAL GIA: 10,435 SQ FT

EPC RATING

Energy rating: B, valid until 8th August 2032

BUSINESS RATES

2017 Rateable Value: £54,000
Draft 2023 Rateable Value: £54,000

LEASE DETAILS/ LEGAL COSTS

Lease details are available by request.
Each party is to be responsible for their own legal and professional fees incurred during this transaction.

A service charge will be levied, further information available on request.

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

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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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