

# TO LET

## RECENTLY REFURBISHED THROUGHOUT

**GROUND & FIRST FLOOR**  
**35 TOPPING STREET**  
**BLACKPOOL**  
**LANCASHIRE**  
**FY1 3AU**

- RECENTLY REFURBISHED RETAIL UNIT
- LOCATED IN HEART OF BLACKPOOL TOWN CENTRE
- TWO STOREY PREMISES
- WOULD SUIT A VARIETY OF USES SUBJECT TO PLANNING CONSENT
- VIEWING ESSENTIAL TO APPRECIATE THE QUALITY WITHIN

**RENTAL: £16,500 PA EXCLUSIVE**

**YEAR 1 INCENTIVE: £14,500 EXCLUSIVE**



**Duxburys**  
Commercial

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# TOPPING STREET, 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 Ballrooms. 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.

This commercial premises occupies a primary trading location on Topping Street in the heart of the town centre. It benefits from a wealth of passing pedestrian and vehicle trade and is close to major car parks in the town centre. It is also within walking distance of Talbot Gateway and Blackpool North train station. Topping Street is also on the bus route. The new phase of the Talbot Gateway includes a Holiday Inn with a Marco Pierre White restaurant with the new tram hub being within close proximity also.

## DESCRIPTION

The commercial premises offers a wealth of potential, the refurbishment has included full redecoration, upgraded wiring, suspended ceiling to the main shop area with new LED lighting and fire alarms system. A new kitchen has been installed to the rear of the property as well as upgraded WC facilities. The property provides excellent window display, signage space and branding opportunities to the front. The property is set over two floors and would suit various uses to include, offices or retail.

## ACCOMMODATION

### GROUND FLOOR

Main shop: 38.17 Sq. M

Kitchen: 5.2 Sq. M

WC

Rear retail area: 18 Sq. M

### FIRST FLOOR

WC

9.142

14.4

11.28

13.67

7.217

## RATEABLE VALUE

Ground floor at 35 Topping Street, 2023 RV: £3,400 pa  
First floor at 33/35 Topping Street, 2023 RV: £3,000 pa

## EPC

To be assessed.

## 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.

## LEASE / LEGAL FEES

The ingoing tenant is to be responsible for the landlords reasonable legal fees incurred during this transaction. The lease is a new effective full repairing and insuring lease by negotiation with the landlord.

## VAT

Prices quoted are exclusive of VAT but may 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.
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- (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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