

# FOR SALE PRIME LOCATION

21 & 21A CHURCH STREET  
BLACKPOOL  
LANCASHIRE  
FY1 1HJ

GROUND FLOOR SHOP  
SEPERATELY ACCESSED FIRST &  
SECOND FLOORS

POTENTIAL FOR CHANGE OF USE –  
SUBJECT TO PLANNING PERMISSION

- RETAIL UNIT TO THE GROUND FLOOR LET TO A POUND STORE BUSINESS – RENTAL £25,000 PA EXC
- THE UPPER FLOORS COULD BE LET AS OFFICES OR FOR STORAGE - ALSO CONVERTED INTO RESIDENTIAL FLATS AND/OR SERVICED ACCOMMODATION - SUBJECT TO PLANNING
- FORMER RESTAURANT TO UPPER FLOORS
- SITUATED IN A PRIME TRADING LOCATION ON THE HIGH STREET IN BLACKPOOL
- CHURCH STREET CONNECTS DIRECTLY ONTO THE PROMENADE
- THERE IS A HOST OF REGIONAL AND NATIONAL OPERATORS NEARBY PLUS ESTABLISHED LOCAL BUSINESSES

ASKING PRICE: OFFERS OVER £306,000



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# CHURCH STREET, BLACKPOOL

## LOCATION

This commercial premises occupies a prime trading location in Blackpool town centre. The premises is located over the ground, first and second floors and fronts onto Church Street which connects directly onto the Promenade. It benefits from a wealth of passing pedestrian trade, vehicle trade, buses and taxis.

Other nearby occupiers/retailers include B&M, H.Samuel, Nandos, Santander & Costa Coffee. The Winter Gardens Theatre and Blackpool Grand Theatre are also within walking distance. Ease of access is available onto the Promenade with Blackpool's famous illuminations. The Promenade provides access to the Golden Mile, Tower Festival Headland, North Pier and towards the Sandcastle complex and Pleasure Beach.

## ACCOMMODATION

GROUND FLOOR:  
1,250 SQ FT  
Basement Floor: 570 sq ft

Separate Entrance to the right hand side of the shop, with stairs leading up to the first & second floors:

FIRST FLOOR:  
1,250 SQ FT

SECOND FLOOR:  
1,250 SQ FT

The upper floors accommodation is accessed via the front ground floor entrance on Church Street itself. There is a rear access door for loading and a fire escape staircase.

The above measurement are approximate only.

## BUSINESS RATES

GROUND FLOOR:  
RV: £29,000. This is not the amount you pay but is used to calculate the rates payable.

FIRST & SECOND FLOORS:  
RV: £14,250. This is not the amount you pay but is used to calculate the rates payable.

(Information extracted from the VOA website)

## ADDITIONAL PHOTOS

Additional internal photos of the upper floors can be viewed overleaf.

## DESCRIPTION

This is an excellent opportunity to purchase a prime located property:

- The ground floor (and basement) is let to an established business, on a lease at £25,000 pa exc.
- There is then a separately accessed first and second floor to the building. These floors can be used as offices and/or storage use.
- These floors have their own separate access to the front and to the right of the shop.
- The first and second floors have been and can be used for Food & Beverage use, Restaurant most recently.

## CHANGE OF USE (POTENTIAL)

- The upper floors could be converted into apartments, subject to planning permission.

## VAT

Disclaimer: all prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate

## EPC

TBC

## 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.

## VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1.

### 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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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.

BELOW: internal images of the upper floors



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