

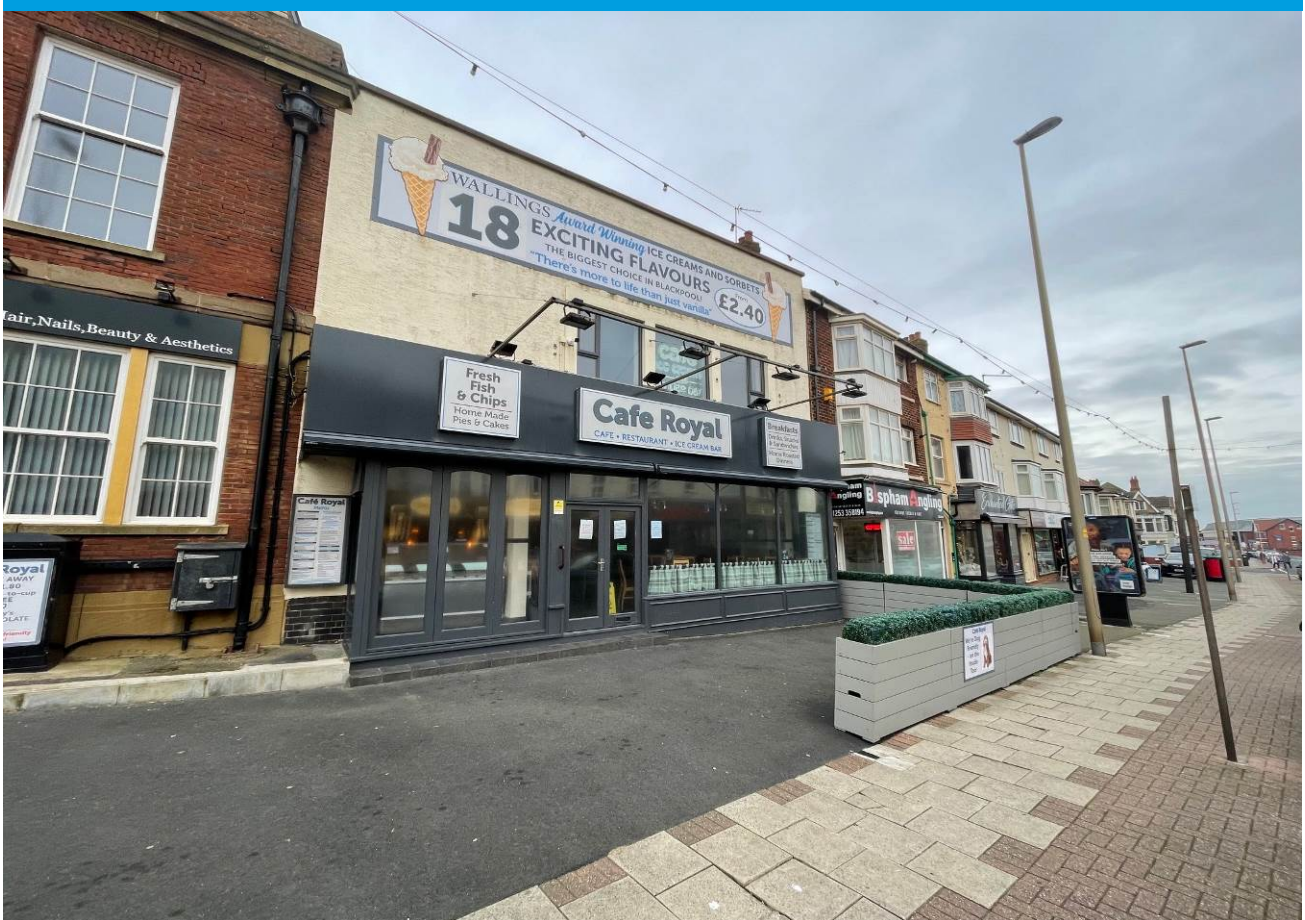
FOR LEASE

EXCITING PREMISES OPPORTUNITY FOR A WINE OR COCKTAIL BAR / ALE HOUSE / DRINKING ESTABLISHMENT TYPE BUSINESS

3 RED BANK ROAD
BISPHAM
BLACKPOOL
LANCASHIRE
FY2 9HN

- GROUND FLOOR COMMERCIAL SPACE & FORMER CAFÉ PREMISES
- FANTASTIC LOCATION ON RED BANK ROAD JUST OFF THE PROMENADE
- BENEFITTING FROM A WEALTH OF PASSING VEHICLE & PEDESTRIAN TRADE
- EXTREMELY BUSY AREA DURING THE BLACKPOOL ILLUMINATIONS PERIOD ALSO
- INCENTIVISED RENTS IN YEARS 1 AND 2 TO ASSIST NEW TENANTS
- NO FOOD IS ALLOWED TO BE SOLD FROM THE PREMISES, THEREFORE NO CAFÉ OR RESTAURANT USE
- (LANDLORD) PERMITTED USES WOULD INCLUDE A WINE / COCKTAIL BAR, ALE HOUSE OR SIMILAR USE

RENTAL: YEAR 1 £9,500, YEAR 2 £10,500 & YEAR 3 £11,500 – PA EXC.



Duxburys
Commercial

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

RED BANK ROAD, BISPHAM

LOCATION

This commercial premises occupies a highly visible location on the Red Bank Road just off the Promenade. The position benefits from a wealth of vehicle and pedestrian trade. The wider surrounding areas comprise a mix of dense residential and commercial areas.

The premises is located opposite Bispham Kitchen, a hugely popular traditional restaurant offering fish and chips, pies, plus roast dinners & curries etc. It is also opposite Harts amusements, and next to a wide selection of local and established businesses.

DESCRIPTION

The premises comprises:

- Mainly open plan space
- Rear store room/staff room and WC.
- The premises benefit from excellent window frontage and part bi-folding doors. Perfect for all seasons.
- To the front of the premises is an enclosed external trading area. The potential use of this area for consuming alcoholic beverages is to be enquired about, directly with the local licensing / planning department.
- There is a rear fire escape. However, there is no space to the rear for storage or bin storage.
- The premises can be cleared by the landlord, if required.

Internal viewing is highly recommended.

PERMITTED USE

The landlord will not permit the sale of food from the premises. The landlord will allow a wine/cocktail style bar operation, Ale House and other drink/beverage led type uses.

BUSINESS RATES

RV: £13,500. This is not the amount payable, but the amount used to calculate rates payable.

LEASE DETAILS/ LEGAL FEES

The property is available by way of a new effective FRI lease, with terms to be agreed. The rent is a stepped rental as follows:

Year 1: £9,500 exc, Year 2: £10,500 exc, Year 3: £11,500 exc. (subject to contract).

ADDITIONAL PHOTOS

Can be seen overleaf.

ACCOMMODATION

Mainly open plan space, rear store room/staff room and WC.

TOTAL NIA: 960 sq ft approx.

LEASE/ LEGAL FEES

A new effective FRI lease is available by negotiation with terms to be discussed. The incoming tenant is to pay the landlord's legal fees incurred in this transaction. Quote to be provided.

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.

VAT

Disclaimer: prices quoted are excluding VAT but may be subject to VAT at the prevailing rate.

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: adam@duxburyscommercial.co.uk

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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