

FOR SALE

296 CENTRAL DRIVE
BLACKPOOL
LANCASHIRE
FY1 5JW

- TWO STOREY FORMER COMMERCIAL BUILDING
- 2,555 SQ FT IN TOTAL
- PREVIOUSLY BEEN USED AS OFFICES AND FOR RETAIL PURPOSES, WOULD SUIT A VARIETY OF USES - STPP
- LOCATED ON A BUSY MAIN ROAD WITH A WEALTH OF PASSING VEHICLE AND PEDESTRIAN TRADE
- HIGHLY VISIBLE PREMISES
- CAR PARKING TO THE REAR

ASKING PRICE: £249,950 REDUCED TO: £194,950
(RENTAL POTENTIAL: £20,000 pa exc)



Duxburys
Commercial

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CENTRAL DRIVE, BLACKPOOL

LOCATION

This property occupies a prime trading location and convenient position on Central Drive, in Blackpool. This is a main arterial route with a wealth of passing vehicle and pedestrian trade for the shop. The surrounding areas comprise of dense residential areas. The building is highly visible and offers excellent opportunity for signage and branding.

DESCRIPTION

The building would suit a variety of purposes, subject to planning consent, and all interest is invited. The building is set over 2 floors with office space set over the ground and first floor. The building boasts car parking to the side.

ACCOMMODATION

GROUND FLOOR

Net Internal Area: 1,500 sq ft
Presently offering a mix of offices and open plan work space. The ground floor can be reconfigured to provide a variety of space. Disabled access WC.

FIRST FLOOR

Net Internal Area: 1,055 sq ft
Presently offering a mix of offices and work space. This floor can also be reconfigured to provide a variety of space. Kitchen, Bathroom, WC.

Externally: 4 allocated car parking spaces to the rear.

TOTAL COMBINED NIA: 2,555 SQ FT

EPC

TBC

ADDITIONAL PHOTOS

To follow on shortly.

BUSINESS RATES

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: 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 Option 1.

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.

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(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.

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