

FOR SALE

EXCELLENT MIXED USE PROPERTY

39 CLIFTON STREET
BLACKPOOL
FY1 1JQ

- TOWN CENTRE, MIXED USE, BUILDING
- GROUND FLOOR, VACANT COMMERCIAL PREMISES
- POTENTIAL FOR ONE LARGE APARTMENT OR FLAT(S) TO BE DEVELOPED TO THE FIRST & SECOND FLOORS
- UPPER FLOORS ARE PRESENTLY VACANT AND UNDEVELOPED
- REAR ACCESS VIA CHEAPSIDE (ROAD)
- EXCELLENT INVESTMENT OPPORTUNITY
- IDEAL FOR SERVICED / HOLIDAY FLATS ALSO SUBJECT TO PLANNING CONSENT

ASKING PRICE: £155,000



Duxburys
Commercial

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CLIFTON STREET, BLACKPOOL

LOCATION

This mixed use property occupies a town centre location and benefits from a wealth of passing pedestrian and vehicle trade. Clifton Street is a one-way street leading up from the Promenade direction, towards Abingdon Street. This property is perfectly positioned at the top of Clifton Street, overlooking the pedestrianised area. Highly visible position.

DESCRIPTION

This mixed use investment property comprises:

- a ground floor, vacant and open plan, commercial premises with additional accommodation to the first floor rear.
- the remainder of the first floor provides office or storage space presently.
- the second floor provides office or storage space presently but is in a lesser standard of repair than the first floor.
- Subject to planning permission, the first and second floors could be developed into one large Apartment or into two residential flats.
- These flats could be ideal for Serviced / Holiday accommodation also.
- The number of flats that could be developed would need to be established via a planning enquiry / application.
- There is also communal access to the upper floors via the Abingdon Chambers (No. 23), which provides business space for local businesses.
- The commercial premises would suit an owner occupier and were previously occupied by a Hearing Specialists business.
- The building would suit an owner occupier or for investment purposes or a developer and serviced accommodation operator (subject to planning).

Internal viewing is highly recommended by appointment.

ACCOMMODATION

GROUND FLOOR COMMERCIAL PREMISES

Gross Area: 1,015 SQ FT (in total with part rear first floor).

FIRST FLOOR

Gross Area: 700 SQ FT

SECOND FLOOR

Gross Area: 700 SQ FT

TOTAL COMBINED SPACE

Gross Area: 2,415 SQ FT

RENTAL INCOME POTENTIAL

Ground Floor Commercial Premises: Asking Rental approx. £12,500 pa exc.

Upper floors could be converted into Residential Apartments or used for Serviced Accommodation / Holiday Flats (S.T.P.P).

EPC'S

EPC Ratings: To be confirmed.

ADDITIONAL PHOTOS

Can be seen to the back pages of the brochure.

RATEABLE VALUE

2023 RV: £7,200 pa.

This is not the amount payable, but the amount used to calculate rates payable. **Small business rate relief may be available to qualifying tenants.** Please contact Blackpool Borough Council for further details.

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.

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.



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:

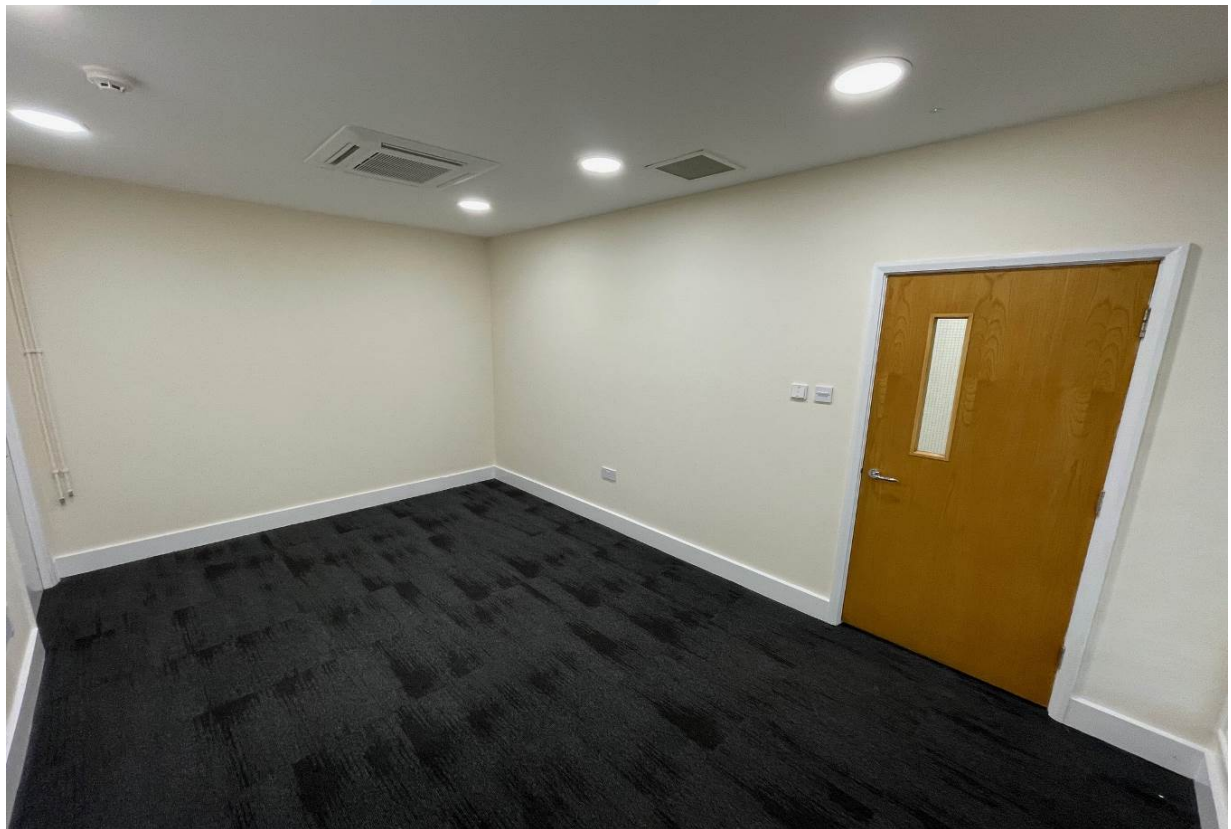
- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) 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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