

FOR SALE

RETAIL / RETAIL WAREHOUSE / FORMER MARKET BUILDING, PRESENTLY PART OF A LARGER WAREHOUSE TYPE BUILDING*

LARGE RETAIL / RETAIL WAREHOUSE /
FORMER MARKET PREMISES
35 WATERLOO ROAD
BLACKPOOL
FY4 1AD

- LARGE COMMERCIAL PREMISES / SHOP / RETAIL WAREHOUSE / MARKET STALL BUILDING
- FRONTING DIRECTLY ONTO WATERLOO ROAD
- BENEFITTING FROM A WEALTH OF PASSING PEDESTRIAN AND VEHICLE TRADE
- POTENTIAL FOR RE-DEVELOPMENT SUBJECT TO PLANNING PERMISSION
- HISTORICALLY THERE WAS A RESIDENTIAL FLAT TO THE FRONT UPPER FLOOR
- ALSO AVAILABLE WITH A REAR WORKSHOP/WAREHOUSE PREMISES IF REQUIRED BY SEPARATE NEGOTIATION*

ASKING PRICE: £249,950 EXC.



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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WATERLOO ROAD, BLACKPOOL

LOCATION

The subject premises fronts directly onto Waterloo Road which is a main arterial route for the area. Waterloo Road boasts a wide variety of businesses to include Savers, Card Factory, Cash Converters, Bet Fred, Iceland and Scrivens Opticians. Waterloo Road connects directly onto the Promenade and sea front, and on the other side, connects onto Lytham Road which is another main arterial route. South Shore Blackpool comprises of dense residential and commercial property.

DESCRIPTION

The sale of this large retail / retail warehouse / former market stalls premises offers a wealth of potential to a future owner.

The building fronts directly onto Waterloo Road and therefore benefits from a wealth of passing pedestrian and vehicle trade.

The building also comprises of a first floor that, whilst needs developing, offers additional potential.

Historically there was also a residential apartment to the front of the building which could be brought back into life subject to redevelopment.

Via separate negotiation and subject to availability, this large retail premises, connects to the rear onto a large Warehouse building that may also be available for purchase*.

ACCOMMODATION

Ground floor GIA: 5,425 SQ FT approx.
Approximate depth: 45 metres
Approximate width: 11.2 metres

Internal staircase leading up to first floor:

First floor GIA: 3,000 SQ FT approx.

Second floor: unmeasured space.

There was formerly a residential flat to the upper floors, as well as potential for additional storage/business space. The upper floors are dilapidated however.

BUSINESS RATES

TBC

ADDITIONAL BROCHURES

Are available detailing:

- The combined buildings.
- Rear Warehouse building, accessed via Gordon Street.

PLANS OVERLEAF

Layout plan and Access routes – for guidance purposes only and not to be relied upon solely.

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.

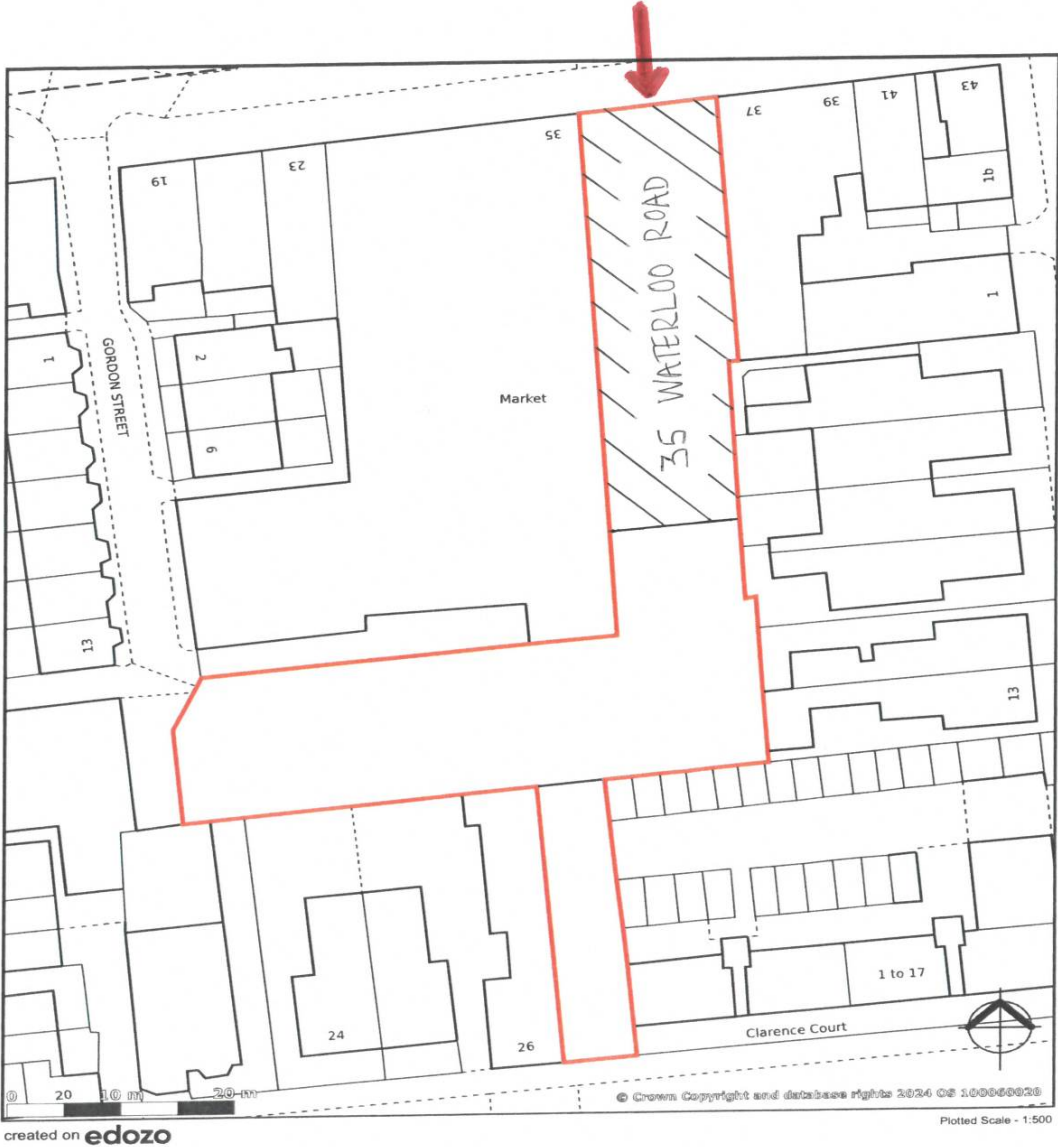
(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(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.



BELOW: RETAIL PREMISES / Former Market Premises: Layout plan and Access routes – for guidance purposes only and not to be relied upon solely. RETAIL PREMISES – is hatched and named.



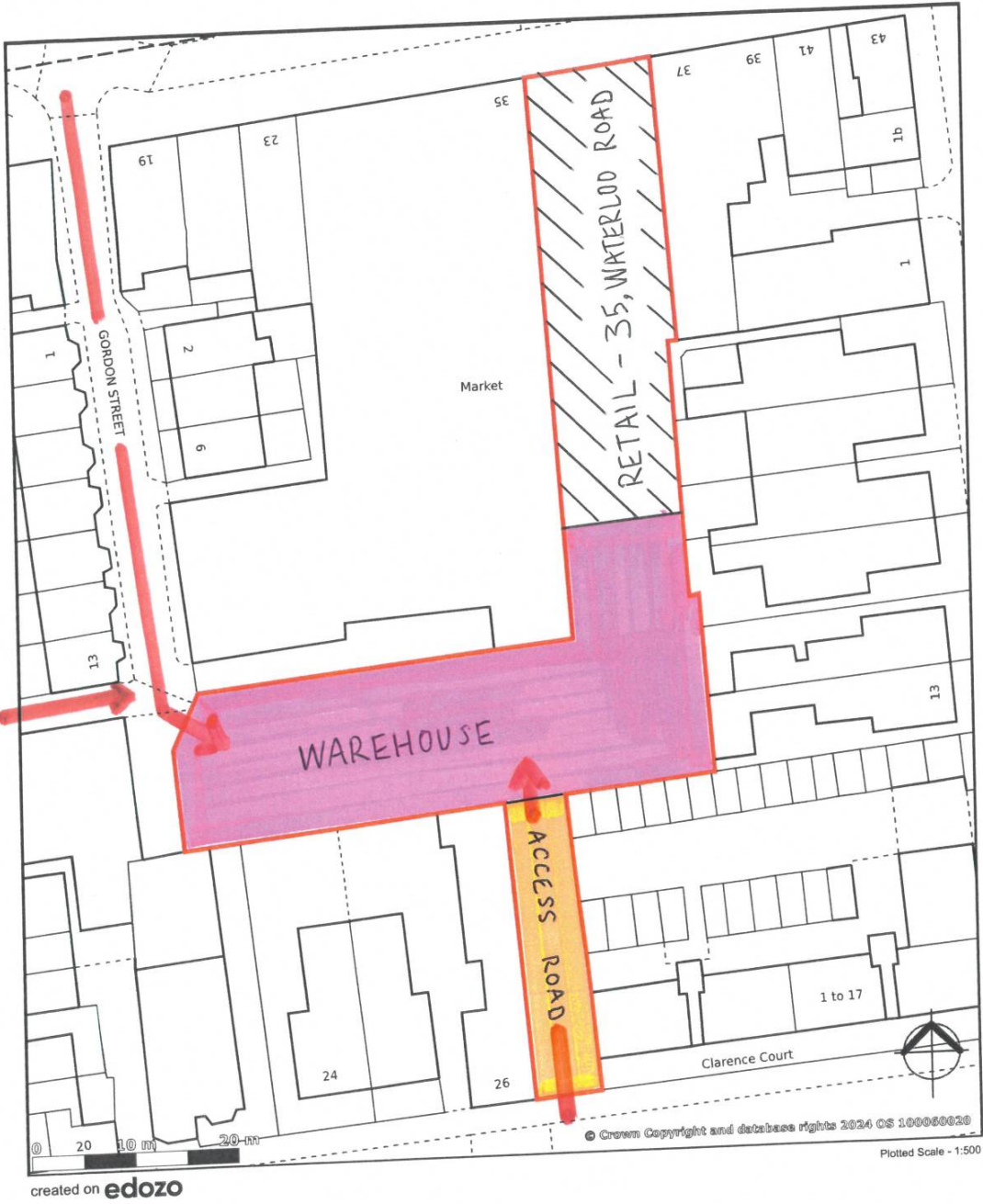
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BELOW: RETAIL & WAREHOUSE - Layout plan and Access routes – for guidance purposes only and not to be relied upon solely. Subject to Availability & SEPARATE NEGOTIATION, the WAREHOUSE & RETAIL can be purchased combined.



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BELOW: internal pictures of the ground floor retail space.

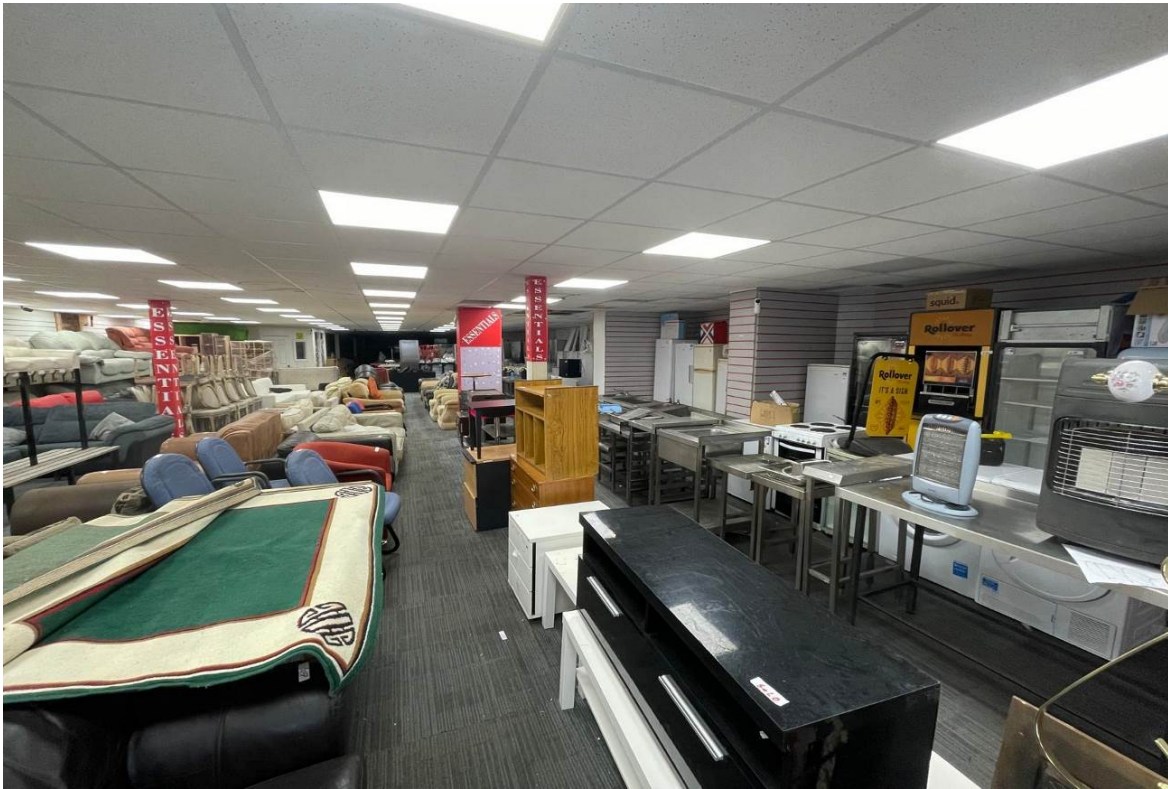


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