

FOR LEASE

VERY BUSY LOCATION WITH PASSING TRADE

GROUND & FIRST FLOOR
COMMERCIAL PREMISES
6 COMMON EDGE ROAD
BLACKPOOL
LANCASHIRE
FY4 5AU

- COMMERCIAL PREMISES WITH GROUND AND FIRST FLOOR SPACE
- GROUND FLOOR PREVIOUSLY USED AS A TEA ROOM
- FIRST FLOOR PREVIOUSLY USED AS OFFICES
- GARAGE AND OUTBUILDINGS TO THE REAR
- LOCATED ON BUSY JUNCTION IN SOUTH SHORE, BLACKPOOL
- VIEWINGS HIGHLY RECOMMENDED

RENT: £12,600 PA EXC



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

COMMON EDGE ROAD, BLACKPOOL

LOCATION

The property is located in a highly visible position on the crossroads of Common Edge Road and Highfield Road. Common Edge Road is a main arterial route linking South Shore Blackpool with St. Annes. Surrounding areas comprise of dense residential locations.

DESCRIPTION

The property comprises of ground floor commercial space which was previously used as a tea room, and first floor space which was formerly used as offices. The first floor has also previously been used as residential accommodation and may lend itself to this use again, subject to planning.

There are outbuildings and a garage to the rear. The property was refurbished in approximately 2020. The premises would suit various uses, subject to planning and landlord consent, all interest is invited.

ACCOMMODATION

Ground floor:

Open plan café/seating area
WC

GIA: 460 sq ft

First floor:

Office 1
Office 2
Office 3
WC

GIA: 280 sq ft

TOTAL GIA: 740 sq ft

All measurements are approximate

RATEABLE VALUE

RV: £3,650

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 speak to Blackpool Council for further information.

LEASE DETAILS/ LEGAL FEES

Available by way of a new FRI lease with terms to be agreed. The incoming tenant is responsible for the landlords legal fees incurred in this transaction. Quote to be provided.

EPC

Rating: D
Cert no: 0260-4966-0331-4950-5070
Expiry: 21st June 2029

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

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.
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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.

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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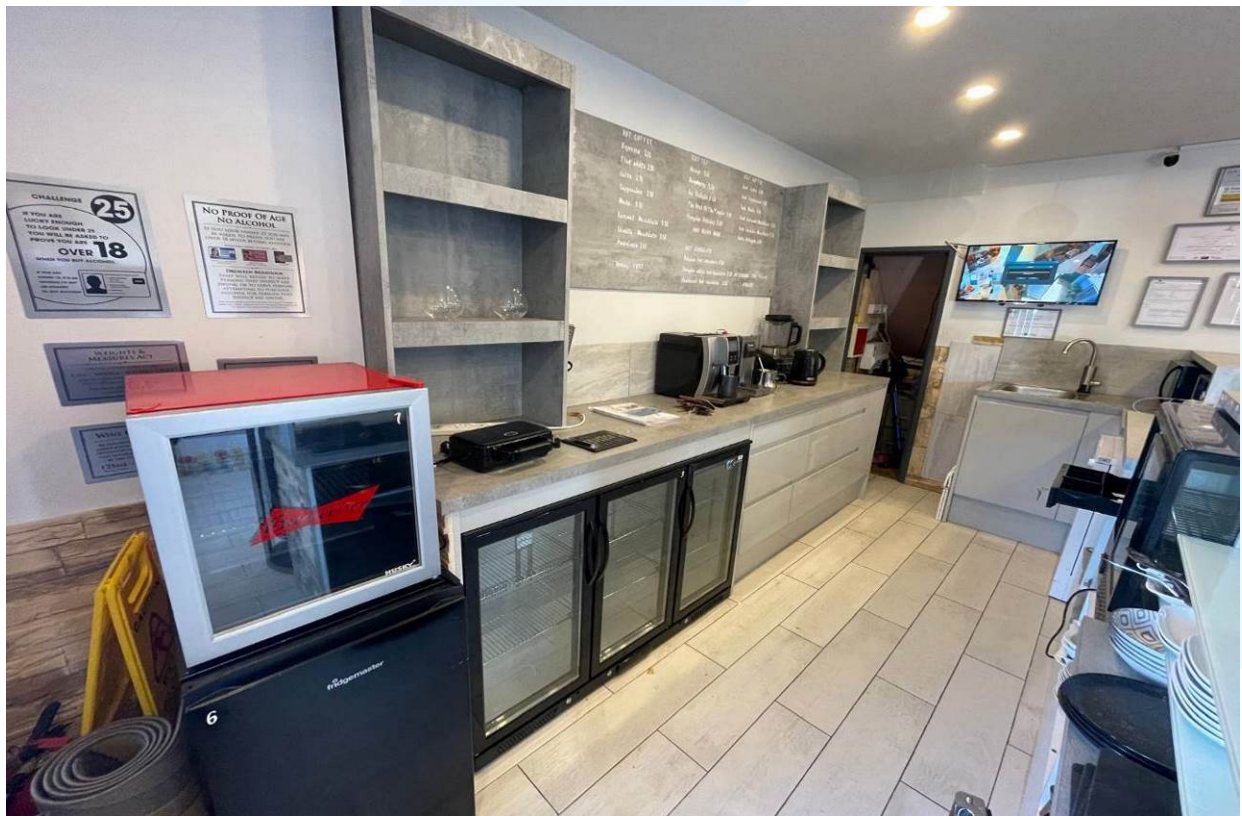


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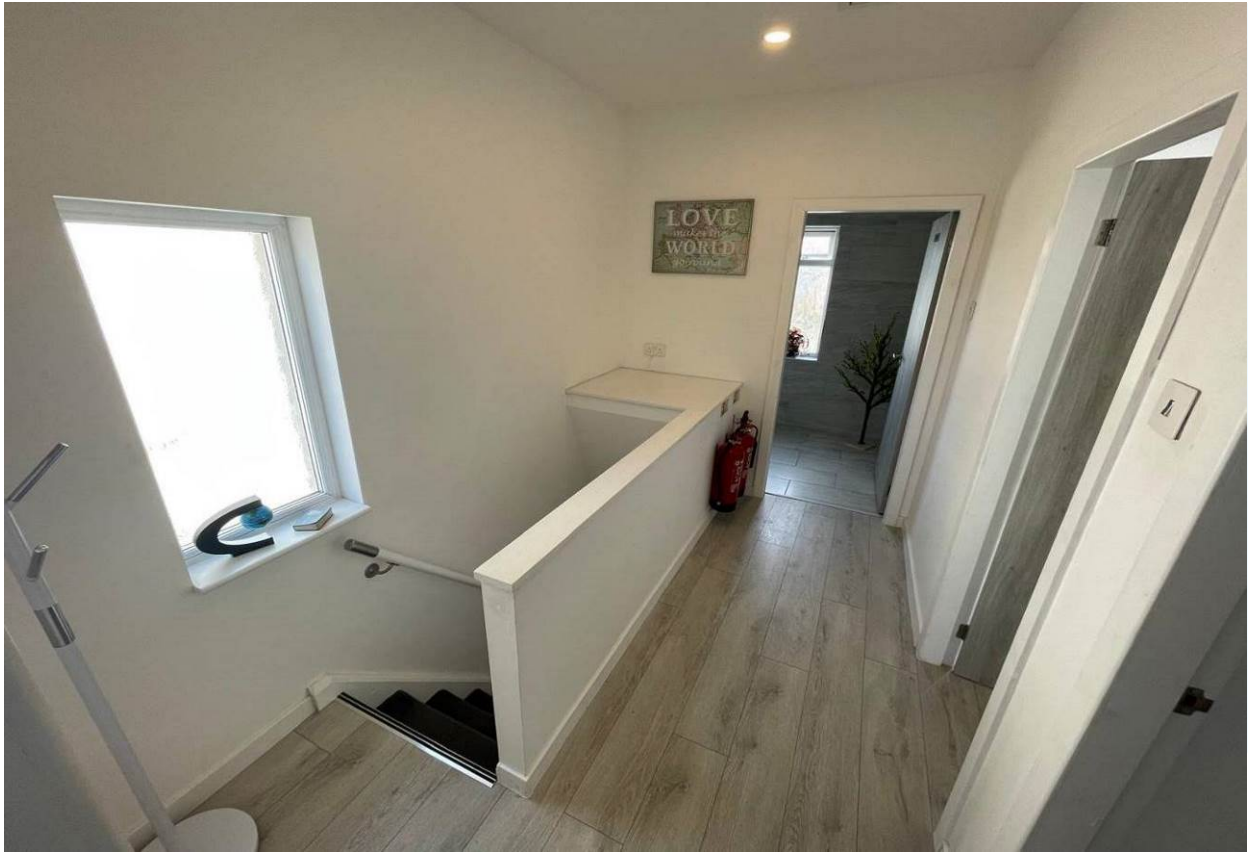


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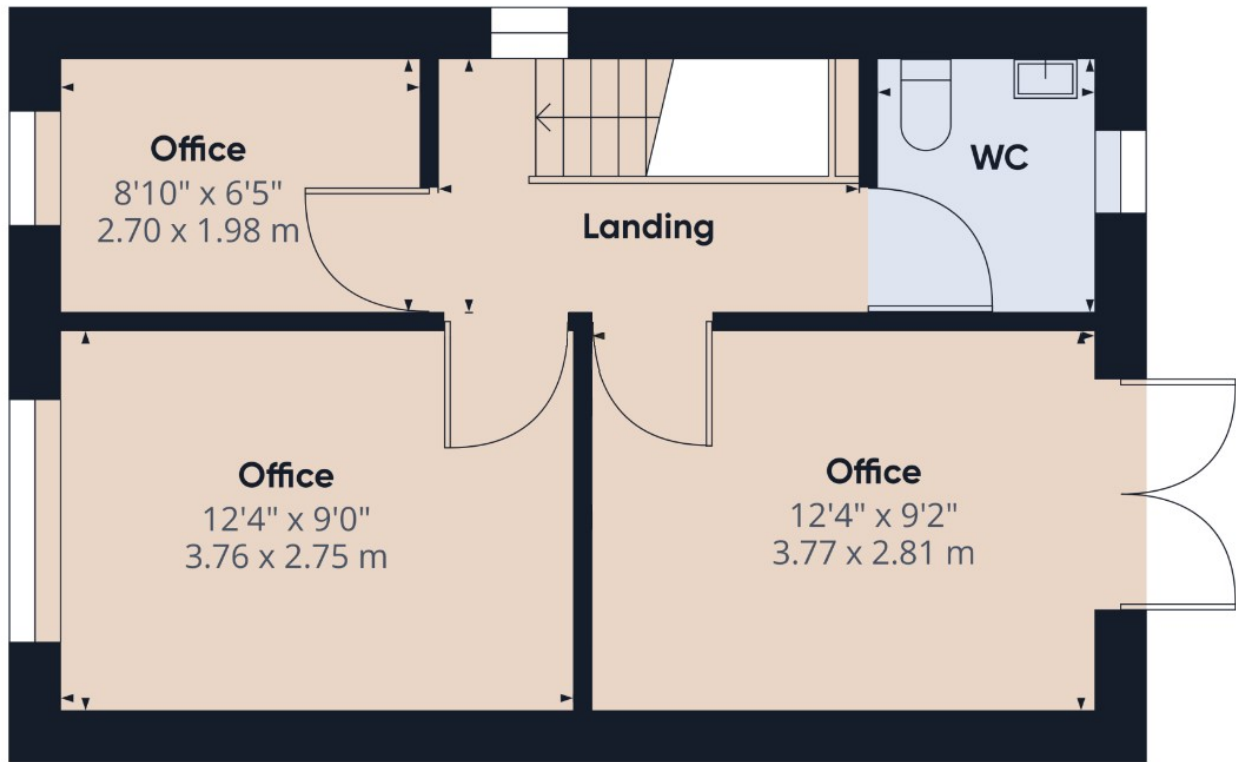
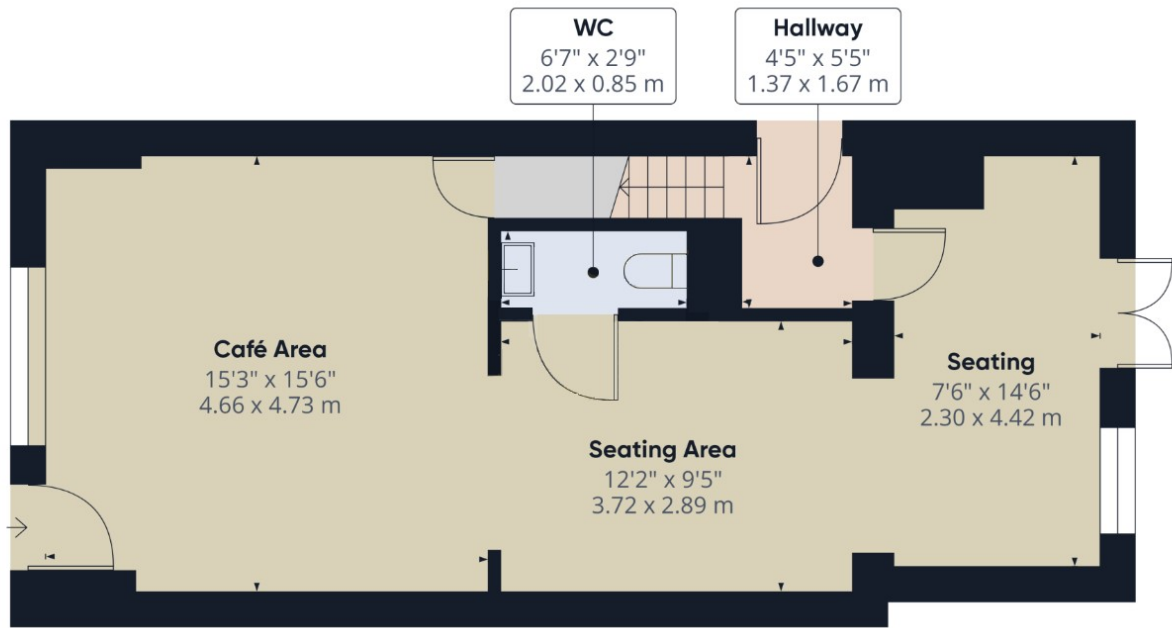


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