

FOR SALE INVESTMENT OPPORTUNITY

213 – 213A BISPHAM ROAD
BLACKPOOL
LANCASHIRE
FY2 0NG

- INCOME PRODUCING INVESTMENT
- RETAIL UNIT AND STUDIO WITH SEPARATELY ACCESSED FLAT TO THE UPPER FLOORS WHICH IS CURRENTLY LET
- BUSY ALL YEAR-ROUND TRADING LOCATION
- FORECOURT PARKING FOR 4 VEHICLES
- VIEWING RECOMMENDED

ASKING PRICE £174,950 EXCLUSIVE



Duxburys
Commercial

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

DESCRIPTION

The property is situated in the busy trading location of Bispham Road, close to the new housing estate and various businesses including Subway and Spar.

We are informed that the 2 Bed Apartment has gas central heating, a separate electric meter and has its own entrance.

The property is currently tenanted on a 3 year lease at a rent passing £14,500 per annum exclusive.

ACCOMMODATION

Ground Floor (Approx. 807 sq. ft)

Main Retail Area with 2 x partitioned rooms
Rear Area including 3x partitioned rooms
Kitchen
Toilet

Separate Entrance Leading to:

First Floor

Lounge
Kitchen
Bedroom
Bathroom with shower and toilet

Second Floor

Bedroom.

EXTERIOR: Enclosed yard to the rear. Forecourt parking for 4 motor vehicles

LEASE DETAILS

Shop and flat let at £14,500 per annum exclusive. Lease dated 18th December 2023 for a term of 3 years, with a break clause after 18 months. A copy of the lease is available on request.

Land to the rear: Let at £500 per annum exclusive, on a license agreement.

PLANNING

All enquiries should be made directly to the local authority.

LEGAL FEES

Each party is responsible for their own legal fees incurred during this transaction.

RATEABLE VALUE

2023 RV: £5,600 pa.

This is not the amount you pay but the amount used to calculate rates payable. Small business rate relief may apply here to occupiers that are applicable. Please contact Blackpool Council for further information.

VAT

Disclaimer: All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate.

EPC RATING

EPC Rating: C

Valid Until: 1st November 2027

VIEWING ARRANGEMENTS

By appointment through Duxburys Commercial on 01253 316919, option one.

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.

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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