

FOR SALE

63 RED BANK ROAD
BISPHAM
LANCASHIRE
FY2 9HX

- GROUND FLOOR COMMERCIAL PREMISES
- WEALTH OF PASSING PEDESTRIAN & VEHICLE TRADE
- MAINLY OPEN PLAN PREMISES
- PRESENTLY FULLY FITTED OUT AS A HAIR / NAILS / BEAUTY BUSINESS PREMISES
- EASY TO STRIP OUT AND RECONFIGURE IF REQUIRED
- EXCELLENT SIGNAGE AND SHOP FRONT
- FRONT FORECOURT AND REAR YARD
- VERY STRONG TRADING LOCATION IN BISPHAM
- CAR PARKING TO THE REAR FOR APPROX 2 VEHICLES

ASKING PRICE: £115,000 EXC.



Duxburys
Commercial

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RED BANK ROAD, BISPHAM

LOCATION

This ground floor property occupies a strong trading location on the main arterial route which is Red Bank Road in Bispham. This is the main high street for the surrounding area and provides a wide range of local and established businesses, also located opposite a Sainsburys supermarket. The surrounding areas comprise of dense residential locations.

DESCRIPTION

This commercial ground floor premises comprises:

- Mainly open plan commercial premises.
- Premises can be used for a variety of uses, subject to planning consent.
- Presently operated very successfully as a Hair / Nails / Beauty business.
- The present business will cease to operate once the building is sold therefore this is a prime opportunity for a similar business to purchase the building and continue this use.
- Fully fitted out premises but easy to strip, out if an alternative use is required.
- Excellent forecourt / customer area to the front. This area has potential for future development in terms of use also, as per the next door premises.
- Rear door / fire exit onto a rear yard with an outbuilding for storage. The first floor flat above the shop has a right of way across the rear yard for access.
- Car parking to the rear for approx. two vehicles.

This is a rare opportunity to be able to purchase a ground floor commercial premises, on this popular and very busy main high street.

Internal viewing is highly recommended, by prior appointment through the agent.

ACCOMMODATION

GROUND FLOOR

Gross Internal Area: circa 1,000 sq ft

Mainly open plan commercial premises.

Excellent shop front and signage to the front.

To the middle and rear of the premises are cellular rooms, that can be stripped out if required.

Kitchen and WC to the rear.

Rear door / fire exit onto a rear yard with an outbuilding for storage.

BUSINESS RATES

Rateable value: £9,000 (taken from the VOA website)

This is not the amount payable but the amount used to calculate rates payable. **Small Business Rate Relief may be available to qualifying tenants.** Contact Blackpool Council for further information. Council tax is payable with the residential accommodation.

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.

EPC RATING

To be confirmed.

VAT

Disclaimer: all prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919, option 1.

ADDITIONAL PHOTOS

Can be seen to the latter pages of the brochure.

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.



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(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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(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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