



Call us on 01253 623486
or Fax: 01253 752068
Email info@kaysestates.co.uk
Web www.kaysestates.co.uk

COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Commercial Investment

Reference: 011087

Freehold Price: £249,950

90 Whitegate Drive, Blackpool, FY3 9DA

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Substantial corner property occupying a prominent main road position on Whitegate Drive Blackpool. The property provides ground floor office space approx 100sqm with forecourt parking, 2 telecommunication masts on the roof and 6 separately owned flats. The flats are on 999 year leases including 4 parking spaces to the rear that are separately owned and do not produce any rental income. The offices and telecommunication masts produce a combined rental income of £21,110 with potential uplift on the office rent to £15,000 in 2025.

LOCATION: On the Easterly frontage of Whitegate Drive close to its junction with Breck Road opposite corner to Tesco Express and Subway.

ACCOMMODATION

GROUND FLOOR: Vestibule entrance (8sqm); reception 3.7m x 4.6m (18sqm); disabled wc; front office 3.6m x 5.8m (21sqm); middle office 3.9m x 3.9 (15sqm); staff kitchen 1.9m x 2.7m (5sqm); rear office 4m x 3.6 (14sqm); filing room (11sqm); front office 2.8m x 3.7m (10sqm); side office 3.4m x 3.2m (11sqm); front office 3m x 4m (12sqm); Ladies & Gents wc's;

FIRST FLOOR: Upper floors: 6 separately owned residential flats held on a 999 year lease.

EXTERIOR: Roof space: 2 telecommunication masts. Forecourt and side parking for approx 10 cars belonging to offices; 4 parking spaces to the rear and access to flats. Plant for the telecommunication mast.

BUSINESS: Tenant Schedule:

1. Headlease in favour of Breck House Ltd (management company) from Aug 1975 for 999 year plus one day in respect of 6 flats and 4 parking spaces, roof excluded. Under leases for 999 year s to the owners of the 6 flats.
2. 5 year lease to Adcas Financial management Ltd from 1/9/2020 passing rent of £13,000 Full Repairing and Insuring Term.
3. EE Phone mast, EE holding over on original 12 year lease from 14/9/2010. New lease negotiated at a rent of £2,110 pa (not yet signed).
4. Vodafone phone mast, 15 year lease from 7/6/2010 passing rent £6,000 pa.

SERVICES: All mains services connected. Sump pump to basement. Flats and office pay own bills. EE Telecom mast electric recharged by Landlord, Vodafone has own meter.

TENURE: Freehold subject to tenancies.