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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: 010952

Freehold Price: £299,950

172/180 Dock Street, Fleetwood, FY7 6LT

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A commercial investment property in Fleetwood currently producing a gross rental income of £36,000 per annum. Arranged as 4 units that include a bed shop, car body repair shop and cavity wall installation business on the ground floor plus a Taekwondo studio on the first floor. The tenants are on subleases from the original head lease which has been forfeited by the Landlords. Rent now being paid to the Landlord.

LOCATION: On the corner of Dock Street and Preston Street in Fleetwood close to ASDA Supermarket, Affinity Outlet Shopping Centre and NHS Walk in Centre.

ACCOMMODATION

GROUND FLOOR: Bed shop in 3 sections plus storage; car body repair shop in 2 sections; separate workshop unit occupied by cavity wall installation business approx 165sqm;

FIRST FLOOR: Taekwondo studio approx 165sqm; Further vacant space (not inspected) 155sqm;

EXTERIOR: Communal yard area to rear.

BUSINESS: Rent Schedule:

Bed shop £1,000 a month

Car Body Repair £1,000 a month

Cavity Wall Installation £750 a month

Taekwondo studio £325 a month

Total: £3,025 a month - Total £36,300

