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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.



Investment Opportunity Town Centre

Reference: 011221

Freehold Price: £165,000

104-106 Talbot Road, Blackpool, FY1 1LR

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Located at the head of the Talbot Gateway, adjacent to the new Blackpool North tram stop with excellent passing foot traffic is this tenanted investment opportunity comprising a leasehold cafe with 5am licence, 3 upper floors and a basement. The ground floor commercial portion underwent complete refurbishment during 2023/4. Excellently located to enjoy the opportunities afforded by the presently under construction Civil Service Hub & forthcoming Multiversity.

LOCATION: Located on Talbot Road adjacent to Blackpool North Tram Station

ACCOMMODATION

GROUND FLOOR: Appx 1400 Sq Ft (130 Sq m) and operating as a Cafe with 5am licence.

LOWER GROUND FLOOR: Basement Storage

FIRST FLOOR: Separately accessed from the rear offering 2 rooms providing a space of appx 345 Sq Ft (32 Sq M) - presently arranged as staff room & adjoining wash room. Staff W.C.

SECOND FLOOR: 2 rooms offering a space of approximately 345 Sq Ft (32 Sq M)

THIRD FLOOR: Loft Space: Presently utilised for storage.

EXTERIOR: Access to a shared rear yard.

BUSINESS: We are advised a 5 Yr lease is in place from 2023 attracting rent: Year 1 £15,000 pa / year 2 £16,000 pa / year 3-5 £17,000 pa.

****Council enforcement outstanding to re-instate shop frontage****

SERVICES: Electric & Water

TENURE: Freehold

