

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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FOR SALE



213 AND 213A BISPHAM ROAD BLACKPOOL FY2 0NG

- Freehold retail investment with separate first floor flat.
- **Total annual income £15,000**
- Frontage parking area for four vehicles

LOCATION

Prominently situated fronting Bispham Road (A587) close to its junction with Devonshire Road within the suburb of Bispham approximately half a mile from Queens Promenade (A584).

The property is within a parade of shops including an Italian restaurant, Subway, Spar convenience store and a hot food takeaway.

DESCRIPTION

A two-storey mid terrace property of traditional brick construction under a pitched slate roof comprising a ground floor retail outlet currently leased as a tanning and beauty studio, with a first floor self-contained two bedroom flat with a separate access to the frontage. The ground floor has recently been fitted out and benefits from a modern fitted glazed frontage with a front and rear sales area. There is also a staff kitchen and toilets.

The first floor is a spacious flat with two double bedrooms, three-piece bathroom and toilet, fitted kitchen and large front living room. The flat is separately serviced for utilities and a gas hot water central heating system is installed.

EXTERNALLY

There is a block paved parking area to the frontage which may accommodate up to four vehicles and a small enclosed rear yard. There is also a parcel of land to the rear that is let by way of a short-term licence for storage purposes.

ACCOMMODATION

Ground Floor

Sales area 775 sq. ft.
Plus kitchen and toilet

First Floor Flat

Living room 250 sq. ft.
Kitchen 167 sq. ft.
Bathroom 100 sq. ft.
Double bedroom 158 sq. ft.
Attic bedroom 355 sq. ft.

SERVICES

All mains services are available. The flat has a gas hot water central heating system. It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The 2023 rateable value is £5,600.

TENANCIES

213 and 213A Bispham Road

The ground floor shop and flat are let by way of a lease for a term of three years with effect from 18 December 2023 at a rental of £14,500 per annum. The lease has provision for a tenant break option on 18 June 2025.

Rear Parcel of Land

Let by way of a short-term licence equating to a licence fee of £500 per annum.

ENERGY PERFORMANCE CERTIFICATE

Energy rating C (68). The Certificate is available upon request.

TENURE

Understood to be freehold.

PRICE

Offers in the region of £175,000

VAT

We are advised that VAT will not be applicable to the sale price.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH AGENT TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2310.13300 Email jason@tdawson.co.uk





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