

# TO LET/MAY SELL

FORMER RESTAURANT PREMISES

1.460.70 SQ M (15,722 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



FORMER ALI RAJ  
BLACKPOOL ROAD  
NEWTON  
PRESTON  
PR4 3RJ

**£50,000**  
per annum

- Prominent building with restaurant & takeaway consent
- 50+ car parking spaces
- Extensive seating and bar areas
- Living & office accommodation at upper floors
- May suit alternative uses - STPP
- Potential redevelopment project
- Incentives available dependent upon Tenant covenant
- £50,000 per annum



### LOCATION

The subject property occupies a very prominent location fronting Blackpool Road (A583) lying approximately 1.5 miles of Kirkham Town Centre.

The town of Kirkham is located roughly halfway between both Blackpool and Preston and has a population of circa 8,000.

The property is located approximately 4 miles from the M55 motorway at junction 3 and approximately 7 miles west of Preston City Centre.

### DESCRIPTION

The site comprises an extensive detached former restaurant premises with 50+ car parking spaces and garden areas to the rear.

The restaurant provides for accommodation arranged across basement, ground floor, first floor and second floor in part.

The ground floor offers open plan extensive seating and bar areas including a large events hall, WC's and kitchen area. Internally the property is decorated throughout with plaster painted walls and ceiling and a mixture of both carpet and laminate floor coverings.

The first and second floors provide both living/office accommodation.

### ACCOMMODATION

We have calculated the following approximate Internal Areas:

Description	SQ M	SQ FT
Total	1,460.70	15,722

Site area approx. 1.089 acres.

### LEASE TERMS

The subject property is available by way of a new Tenants Full Repairing and Insuring lease for a term of years to be agreed.

### RENTAL

£50,000 per annum.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

### BUSINESS RATES

Please make your own enquiries at the Valuation Office Agency website.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Nathan Broughton

Email: [nbroughton@lambandswift.com](mailto:nbroughton@lambandswift.com)

**Lamb & Swift Commercial**  
179 Chorley New Road  
Bolton  
BL1 4QZ





