



TO LET
PRIME PREMISES
 (SUBJECT TO
 OBTAINING VACANT
 POSSESSION) WITH
 A3 CONSENT

UNIT 20
TEANLOWE
SHOPPING
POULTON
FY6 7DF

LOCATION

This prime unit is situated at the entrance to Teanlowe Centre within Poulton town centre. Poulton is a popular market town being approximately 5 miles from Blackpool town centre.

The centre is anchored by a new Booths' supermarket and the Teanlowe car park (300 spaces) is free for 3 hours. The recently refurbished Teanlowe Shopping centre is the premier shopping destination within the town and other occupiers include Sayers, Bodycare, TUI and Lloyds Pharmacy.

DESCRIPTION

The unit benefits from the following features:

- Full width shop front with return frontage to the entrance to the centre
- Currently fitted for restaurant use
- Kitchen/prep area at first floor
- Disabled WC at ground floor
- Staff and public WCs at first floor

FLOOR AREAS

Approximate net internal area:

Ground floor	207.17 sq m (2,230 sq ft)
First floor	91.97 sq m (990 sq ft)
TOTAL	299.14 sq m (3,220 sq ft)



TERMS

A new lease for a term of years to be agreed.

RENTAL

£52,500 per annum exclusive.

RATES

R.V. £49,000 (2017 list) Estimated Rates Payable £22,800 (2017/2018).

VAT

VAT will be charged.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

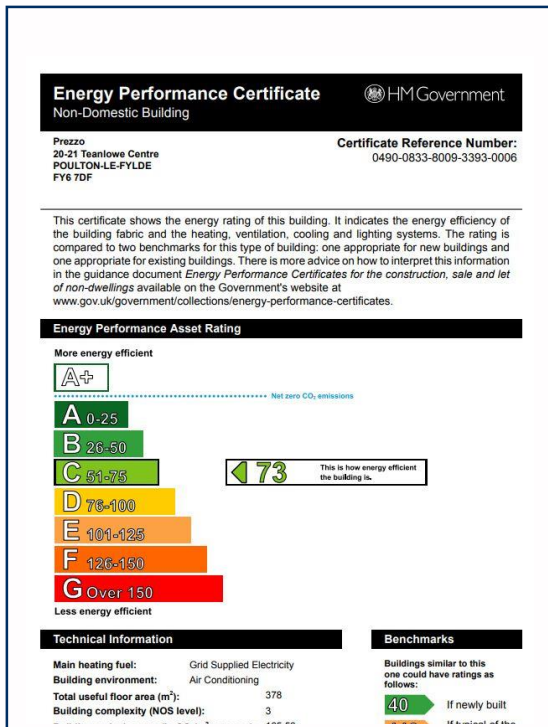
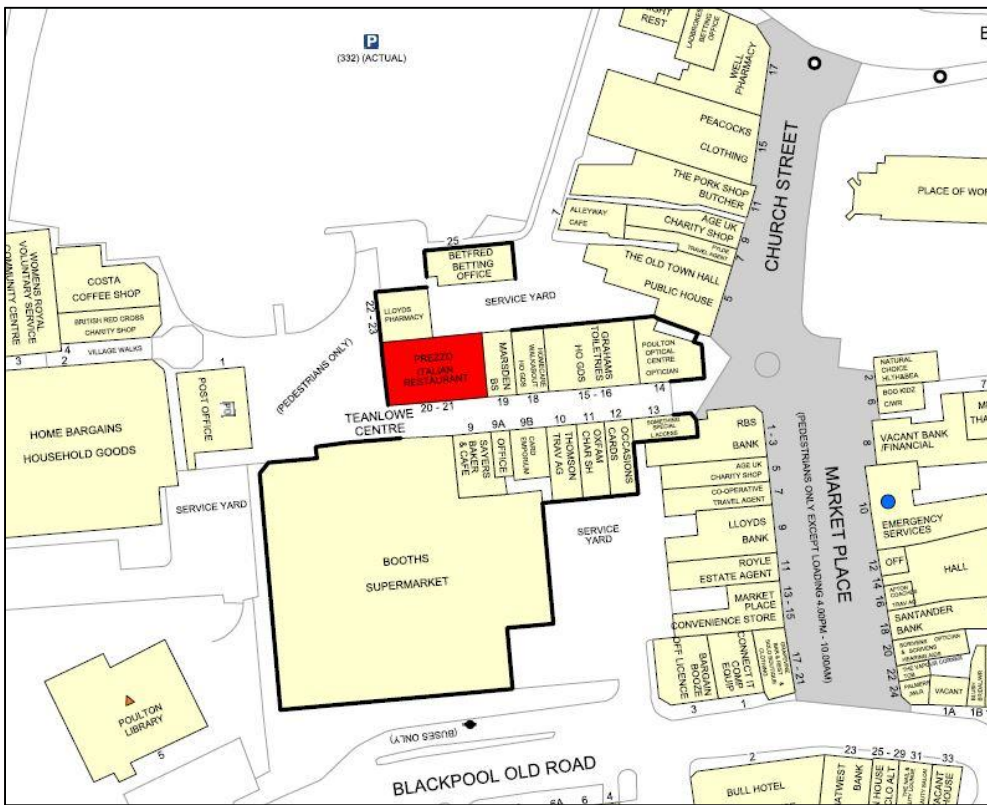
VIEWING
 Strictly by appointment

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