

# FOR SALE / TO LET

## DUE TO RELOCATION

ATLANTIC BUILDINGS  
WALKER STREET  
BLACKPOOL  
LANCASHIRE  
FY1 2BY

- 4 STOREY DETACHED RETAIL PREMISES
- GARAGE TO GROUND FLOOR WITH PARKING
- REFURBISHED ACCOMMODATION
- LOCATED IN A COMMERCIAL AREA
- 500 KILOGRAM GOODS LIFT
- VIEWING RECOMMENDED
- CLOSE TO TALBOT GATEWAY DEVELOPMENT

**PRICE: £249,950 RENT: £26,000 PER ANNUM EXC**  
**INCENTIVES AVAILABLE SUBJECT TO CONTRACT**



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# WALKER STREET BLACKPOOL

## DESCRIPTION

A four storey detached retail premises with refurbished accommodation providing a garage to the ground floor with refurbished showroom areas to the 1<sup>st</sup>, 2<sup>nd</sup> and 3rd floors. 500 kilogram goods lift is installed serving each floor.

The property is currently utilised for the retail of furniture but would suit various uses subject to planning permission.

## LOCATION

Walker Street runs between General Street and Dickson Road which is a predominantly commercial location on the northerly fringe of Blackpool Town Centre.

## ACCOMMODATION

### GROUND FLOOR:

Garage 215.02 sq m (2,315 sq ft)

### FIRST FLOOR:

Retail Area 215.02 sq m (2,315 sq ft)

### SECOND FLOOR:

Retail Area 215.02 sq ft (2,315 sq ft)

### THIRD FLOOR:

Retail Area 181.39 sq m (1,953 sq ft)

Kitchen

Office

## EXTERIOR

Property occupies the majority of its site.

## DIRECTIONS

Proceed along the Promenade in a northerly direction. After passing Talbot Square take the second right into Banks Street and second left into General Street and carry on through to Walker Street.

## RATEABLE VALUE

To be confirmed

## LEASE

A new FRI lease is available with terms to be agreed by negotiation.

## LEGAL FEES

The ingoing tenant is responsible for the Landlord's reasonable legal fees incurred during this transaction.

## VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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