

## FOR SALE WITH VACANT POSSESSION

### Shop and Upper Parts

36/36A Poulton Street, Kirkham, PR4 2AH



#### LOCATION

Kirkham is a market town situated along the A583, and is centrally located between Blackpool (7 miles West) and Preston (7 miles East). Junction 3 of the M55 is easily accessible via the A585, approximately 2 miles to the North.

Rail services to Blackpool and Preston are available via Kirkham & Wesham station, approximately 0.5 miles north of the town centre.

#### SITUATION

The property is situated in a prominent town centre location on Poulton Street, Kirkham's main shopping thoroughfare.

Nearby national occupiers include Pound Stretcher, Betfred and Morrisons Supermarket.

#### DESCRIPTION:

The subject property comprises a two storey former bank arranged over ground and first floor.

The ground floor comprises of a main banking hall, 1 meeting room, a back office and ancillary staff accommodation. The first floor comprises three offices, 2x W/C's, staff room kitchen and a storage room. There is a fire exit door that leads into the alleyway which provides access to the upper floors. There is also a sizeable yard to the rear of the property.

Internally the property benefits from carpeted floors, suspended ceilings with fluorescent lighting and air conditioning throughout.

## ACCOMMODATION

The unit extends to the following approximate floor areas calculated in line with the RICS Code of Measuring Practice, (6<sup>th</sup> ed)

Ground Floor: 1,303 sq ft / 121.05 sq m

(Ground Floor (ITZA): 763 sq ft / 70.89 sq m)

First Floor: 602 sq ft / 55.93 sq m

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**TOTAL NIA:** 1,905 sq ft (176.98 sq m)

## TENURE

Freehold with vacant possession.

## ENERGY PERFORMANCE CERTIFICATE

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 77 This is how energy efficient the building is.

## RATES

Rateable Value	£12,750
UBR	0.493

Rates Payable	£6,286
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Interested parties should verify these figures with the Local Authority.

## PLANNING:

The unit currently benefits from A2 planning use.

The unit could be used for a variety of uses, subject to the necessary planning consents.

## PROPOSAL

We are instructed to seek unconditional offers in excess of **£160,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

## VAT

The property is not elected for VAT

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn.

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### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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November 2018



50 metres

Experian Goad Plan Created: 06/11/2018  
Created By: G L Hearn



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