

# 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)

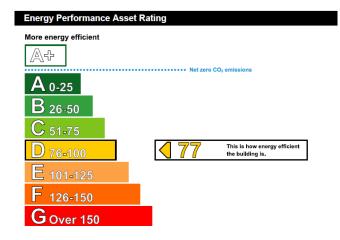
First Floor: 602 sq ft / 55.93 sq m

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

#### **TENURE**

Freehold with vacant possession.

# **ENERGY PERFORMANCE CERTIFICATE**



#### **RATES**

Rateable Value £12,750 UBR 0.493

Rates Payable £6,286

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.

Adam Hanline Ed Rohleder

+44 (0)20 7851 2157 +44 (0)20 3096 5962

#### mportant Notice

t. 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.

<sup>2.</sup> 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.

<sup>3.</sup> No person in the employment of GL Hearn Ltd has any authority to make or give any representation or warranty whatsoever in relation to any of these properties

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