

# TO LET

190-192 CENTRAL DRIVE  
BLACKPOOL  
LANCASHIRE  
FY1 5EB

- DOUBLE UNIT RETAIL PREMISES
- DOUBLE SHOP FRONTAGE
- WEALTH OF PASSING PEDESTRIAN AND VEHICLE TRADE
- PREVIOUSLY A CONVENIENCE STORE BUT WOULD SUIT A VARIETY OF USES (STPP)
- APPROXIMATELY 1,000 SQ FT\*

**RENT: £20,000 PA EXC**



**Duxburys**  
Commercial

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# 190-192 CENTRAL DRIVE, BLACKPOOL

## LOCATION

The property is located on Central Drive which is a main arterial route within Blackpool town centre. There is a mix of established operators in this busy trading area of the town. Surrounding areas comprise of dense residential locations.

## DESCRIPTION/ACCOMMODATION

The retail premises comprise:

- Double unit retail premises
- Double shop frontage
- Wealth of passing pedestrian and vehicle trade
- Previously a convenience store but would suit a variety of uses – STPP
- Viewings available by appointment
- Ground floor only
- Approx. 1,000 sq ft\* (interested parties should carry out their own measurement of the space).

## LEASE / LEGAL COSTS

A new effective FRI lease is available with terms to be agreed. The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred during this transaction.

## ADDITIONAL PHOTOS

Can be found to the back page of the brochure.

## BUSINESS RATES

Small business rate relief may be available to suitable tenants on this premises.

Rateable Value: £6,800 pa, taken from the VOA website. This is not the amount you will pay but is used to calculate rates payable (if rates are payable).

## VAT

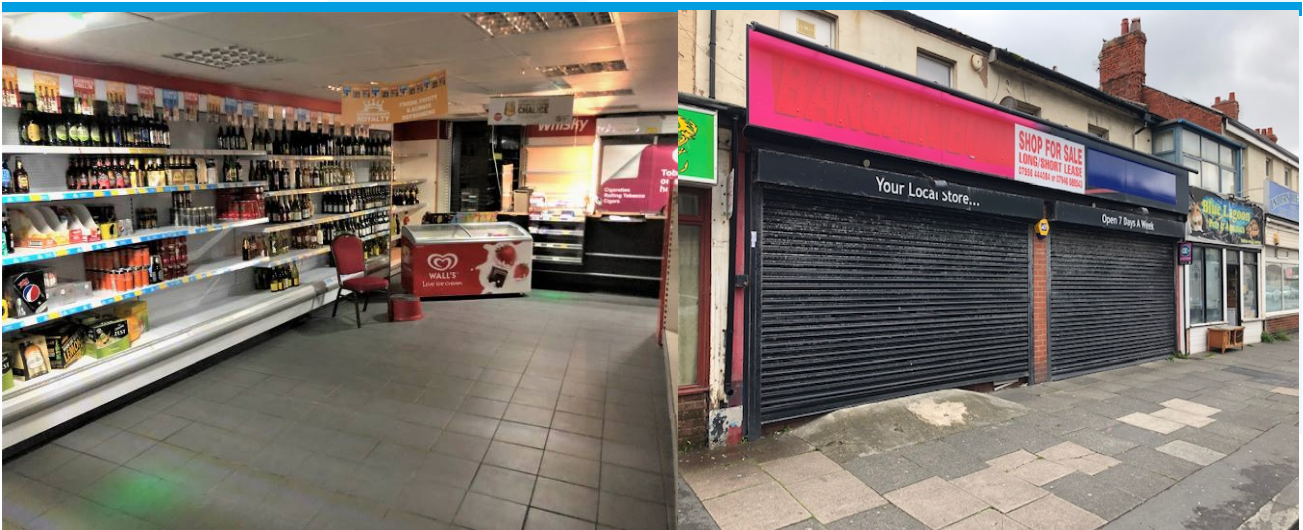
All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

## Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning



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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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