

Madison Commercial

Chartered Surveyors • Commercial Property Consultants

TO LET

RETAIL UNIT FRONTING THE GOLDEN
MILE

52 PROMENADE, BLACKPOOL FY1 4QU

2,975 ft² (276 m²)



Situation:

52 Promenade forms part of a substantial town centre island block known as The Pavilion, close to the town's prime retailing area and adjacent to Blackpool Tower. The recently extended Houndhill Shopping Centre (anchored by Debenhams) is also close by. The unit on offer occupies an excellent trading position between Church Street and Victoria Street, adjacent to T J Hughes and close to traders such as Harry Ramsdens, Burger King etc.

Tel 0161 877 1660 • Fax 0161 872 2633

Optimum House • Clippers Quay • Manchester • M50 3XP

Description:

The property provides well configured, double-fronted ground floor retail accommodation with ancillary storage. The premises comprise sales of 1,640 sq ft (152 sq m), ground floor stockroom of 275 sq ft (25.5 sq m), together with mezzanine storage of 1,060 sq ft (98.5 sq m). All areas quoted are approximate.

The unit has frontage of approximately 30' (9.14m) to Promenade and is well fitted out with suspended ceilings, recessed lighting and panelled walls.

Terms:

Available by way of a new lease on effective full repairing and insuring terms at £45,000 pa, exclusive of rates & VAT. Length of lease negotiable. Each party to be responsible for their own legal costs incurred in the transaction.

Rates:

Rateable Value of £47,250, producing payable rates for 2011/2012 of £20,459.25 (subject to any transitional arrangements). Interested parties are advised to verify these details with Fylde Borough Council.

Total Floor Area	2,975 ft ² (276 m ²)
Rates	£20,459 p/a
Rental	£45,000 p/a

Viewing:

By appointment with Madison Commercial on 0161-877-1660. Email Martin@madisoncommercial.co.uk

Property Misdescription Act 1991 / Misrepresentation Act 1967.

Madison Commercial Ltd for themselves and the vendors / lessors of this property give notice that these particulars do not constitute the whole or any part of an offer or contract. Whilst these details are believed to be correct at the time of compilation, the accuracy of any statement contained in these particulars cannot be guaranteed and prospective purchasers / tenants must satisfy themselves as to their correctness. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building or any other consents have been obtained and these matters must be verified by an intending purchaser / tenant. Neither Madison Commercial Ltd nor anyone in their employment has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated, all prices, rents and outgoings are quoted exclusive of VAT.