

retail in FY1

Promenade, Blackpool
Lancashire, FY1 1RE

£180,000 Starting Bid

- ✓ Four storey, five floor property
- ✓ Vacant ground floor retail unit
- ✓ Previously achieving £22,500PA
- ✓ Upper floors suitable for conversion
- ✓ Subject to obtaining planning permission
- ✓ Freehold title



Summary

- Property Type: Retail - Parking: Allocated Price: £180,000

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this substantial four storey, five floor property, excellently located right along Blackpool's famous promenade, North Shore. To the ground floor is a retail unit formerly occupied by an international loans company. The unit is to be sold with vacant possession, but the ground floor previously achieved a rent of £22,500 per annum. The ground floor area has suspended ceiling and carpets. The upper floors are not currently in use, but have been previously granted planning permission (which has now expired) for conversion into 4 apartments.

Please note that we have not inspected this property.

Location

The property is excellently situated in a prime position along Blackpool's famous Promenade. Specifically, the property is located in North Shore, Blackpool, on a busy commercial street. The property is less than a 10 minute walk from Houndshell Shopping Centre, plus lots of other popular retailers, including Primark, Costa Coffee, River Island, Boots and many more. It's also only a 5 minute walk from Blackpool North train station, providing ease of access for tourists.

Accommodation

GROUND FLOOR

Reception with counter area

Office

Open plan office area

Office/staff room with kitchenette area

Toilet

BASEMENT

Storage space

FIRST, SECOND AND THIRD FLOORS

Current storage area requiring renovation for conversion into apartments.

Planning Permission

The subject property was previously granted planning permission in September 2004 for the 'conversion of the upper floors to four self-contained, permanent flats.' Planning reference 04/0732. This planning has since expired but it is likely that it would be granted again if applied for. Any enquiries should be made to Blackpool Council.

Tenure

Freehold. Title number LA889807.

Rateable Value

The adopted rateable value is £9,500 as of 1st April 2017.

Sourced from VOA.

EPC

Available upon request.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Promenade, Blackpool, Lancashire, FY1 1RE

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314,
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