

# TO LET

44 BOND STREET  
BLACKPOOL  
FY4 1BQ

- DECEPTIVELY SPACIOUS SHOP PREMISES
- FRONTS ONTO BOND STREET, RETURN FRONTAGE ONTO RAWCLIFFE STREET
- BASEMENT STORAGE / GOOD SHOP WINDOWS
- GROUND FLOOR CIRCA. 100 SQ M / 1076 SQ FT

**RENTAL: £7,000 pa exc.**



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# BOND STREET BLACKPOOL

## LOCATION/DESCRIPTION

This shop occupies a convenient location in South Shore Blackpool on Bond Street that connects directly onto Waterloo Road, which in turn connects onto the Promenade.

The shop occupies a position fronting onto Bond Street with a return frontage onto Rawcliffe Street. It benefits from passing pedestrian and vehicle trade.

The shop itself comprises of front and rear retail areas, storerooms and access to a large basement providing an additional storage facility.

The shop would suit a variety of uses subject to planning consent and all enquiries are invited. Viewings are available on request via our office.

Agent's notes: the 3 x electric shutters are owned by the current tenants who will take the shutters with them when they vacate. However the tenant is willing to sell the 3 no. electric shutters for £1,000 if required by an incoming tenant.

The current tenant is due to vacate the premises in approximately February 2018.

Note: the adjoining (roller shutter) lock units on Rawcliffe Street are also available to rent if required.

## ACCOMMODATION

Ground Floor - 100 sq m / 1076 SQ FT

Basement – approximately 100 sq m

## RATEABLE VALUE

2017 RV: £6,100 (taken from the VO(A website)

## LEASE / LEGAL COSTS

A new FRI lease is available with terms to be negotiated. The incoming tenant is to be responsible for the landlords legal fees incurred in the transaction.

## EPC

EPC rating: TBC

## VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

### Disclaimer

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