

TO LET

37-39 HORNBY ROAD
BLACKPOOL
LANCASHIRE
FY1 4QJ

- GROUND FLOOR RETAIL PREMISES ON A BUSY CORNER LOCATION IN CENTRAL BLACKPOOL
- WEALTH OF PASSING PEDESTRIAN & VEHICLE TRADE
- TOTAL NIA 2,066 SQ FT

RENTAL: Year 1 £8,000 Per annum exclusive



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HORNBY ROAD BLACKPOOL

LOCATION

This ground floor retail premises occupies a strong trading location on the corner of Hornby Road and Coronation Street. It benefits from a wealth of passing pedestrian and vehicle trade along the busy arterial route which is Coronation Street. The surrounding areas comprise of dense residential and commercial areas. The location is within walking distance of the Promenade and also within walking distance of the town centre.

DESCRIPTION

The premises has previously been used as a convenience store. It boasts a corner position that is highly visible on Hornby Road, from Coronation Street and surrounding areas.

The premises may suit alternative uses subject to planning consent and all interest and viewings are invited.

ACCOMMODATION

GROUND FLOOR

NIA: 150.7 sq m (1,622 sq ft)

BASEMENT

NIA: 41.3 sq m (444 sq ft)

Total: 192 sq m (2,066 sq ft)

BUSINESS RATES

To be confirmed

LEASE / LEGAL COSTS

A new effective 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: to be confirmed.

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.

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