

TO LET

40
Abingdon Street
Blackpool



Location

The premises occupy a prominent position on Abingdon Street, in close proximity to the covered market hall. Retailers in the immediate vicinity include Barnardo's Brighthouse and Ryman Stationers.

Accommodation

The premises comprise the following approximate net internal floor areas (taken from the VOA pending completion of a measured survey):

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,211	112.5
First Floor	586	54.4

Rent

The passing rent is £24,400 per annum exclusive.

Tenure

The premises are held on a lease expiring 17/08/2023.

Sublease offers will be considered, subject to the overall terms proposed.

Business Rates

The unit has a 2017 rateable value assessment of £19,750. For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - Available on Request

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared September 2017

Viewing Strictly through the sole letting agent.

Barker Proudlove

Tom Prescott

+44 (0)161 631 2854

+44 (0)7841 168 163

tom@barkerproudlove.co.uk

Rebecca Heptonstall

+44(0)113 212 3500

+44(0)7715 670834

rebecca@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact 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 regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. September 2017.