

19-21 Red Bank Road, Bispham,
Blackpool FY2 9HN

to let

Former convenience store
86.79 SQM (936 SQFT)



£15,000 per annum

- Former convenience store
- Extremely busy trading location opposite renowned Bispham Kitchen fish & chip restaurant
- High levels of passing pedestrian and vehicle traffic
- Ready to trade

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Parkinson Real Estate 4 Winckley Court, Preston PR1 8BU

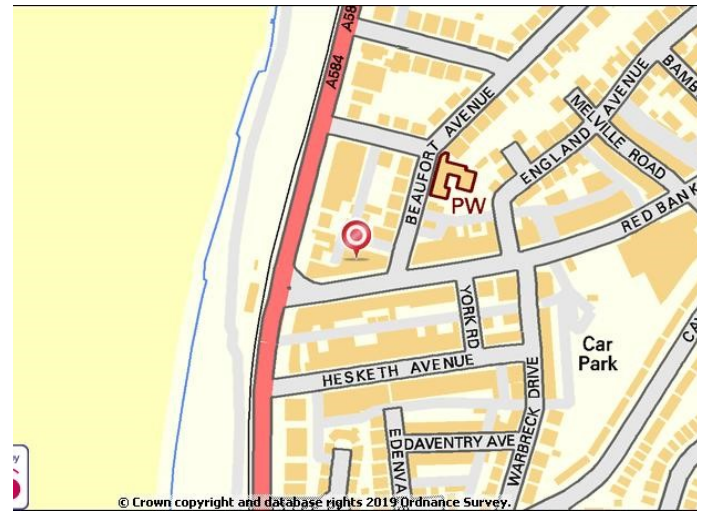
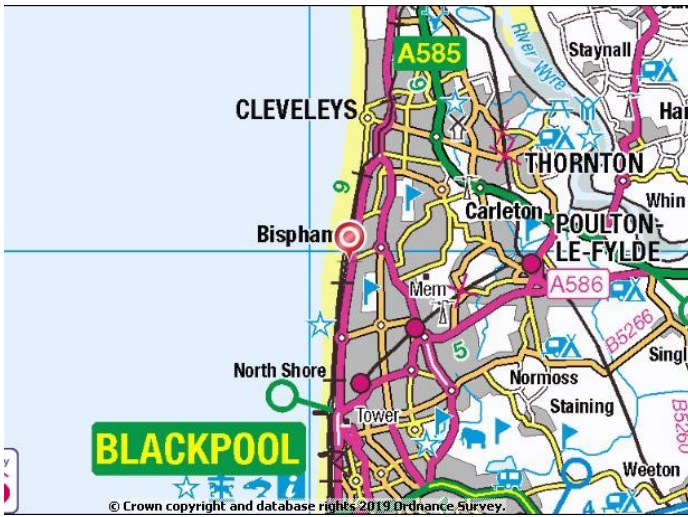
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Location

The subject premises occupies a good trade pitch to the north side of Redbank Road close to its connection with the promenade. The subject is situated amongst niche retailers and is located directly opposite the popular Bispham Kitchen Fish & Chip restaurant.

Description

The double fronted ground floor lock-up shop previously operated as a convenience store. The premises provides for open plan retail plan accommodation beyond which are store rooms with office, staff kitchen and WC facilities.

Accommodation

The property has been measured in accordance with RICS guidance :

	SQM	SQ FT
GF Retail	56.94	613
Storeroom 1	13.60	146
Storeroom 2	11.60	128
Kitchen	1.35	14
Office	3.30	35

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Rating

The property has the following entries in the 2017 Rating Assessments List. Small business rates relief may be available to qualifying tenants.

Interested parties should clarify these with the local authority.

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£10,250	£5,032.75 p.a.

Terms

The premises are available by way of a either sub-lease or new lease on terms to be negotiated. A deposit will be requested.

Rental

The passing rent is £15,000 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate. Your legal adviser should clarify.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

EPC

An Energy Performance Certificate will be provided in due course.

Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01942 741800

Subject to contract

Dec 2019
 Ref: AG0495

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