



Lock Up Shop Premises.
To Let on new Lease
391 Central Drive
Blackpool FY1 5JN
(Close to junction with Bloomfield Road)

RENT £3,500PA.

Accommodation.

Shop area approx. 3.8m wide x 4.9m deep (12'6" x 16'3"), restore 6.5 x 2.7m (21'6" x 9'0") including W/C compartment. Small rear yard.

Lease.

New Lease for three years, or longer by negotiation. Tenant to be responsible for all internal and external repairs and decoration, and for all glass. Tenant to pay Business Rates and to pay Landlords costs of buildings insurance.

Rent.

£3,500 per annum, payable quarterly in advance, or monthly by Bankers Standing Order.

Business Rates.

From verbal enquires at Blackpool Council we are advised that the property is assessed to Rateable Value £1,625. Business Rates Payable 2016/17 £786.50. (Subject to possible small business rates relief, if applicable.)

Energy Efficiency.

EPC. TBA

Viewing.

By appointment with Preston & Bedford.

Notes.

We have not tested any services, systems appliances at this property and no warranty is given as to their condition.

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

Measurements have been made in accordance with the RICS Code of Measuring Practice.

CHARTERED SURVEYORS • VALUERS • PROPERTY CONSULTANTS

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