



## **INDUSTRIAL UNIT WITH YARD STPP** **1,591.20 SQ M (17,128 SQ FT)**

**TO LET—DUE TO  
RELOCATION**

**ALDI PREMISES  
WATERLOO ROAD  
BLACKPOOL  
FY4 1AD**

- ◆ Detached industrial opportunity with yard STPP
- ◆ Prominent main road location
- ◆ Excellent yard with dock level loading
- ◆ May suit other uses STPP
- ◆ Rent £100,000 per annum exclusive
- ◆ Vacant possession available January 2022
- ◆ Excellent road communications via Yeadon Way and M55 motorways



## LOCATION

The property is ideally located in Blackpool on two main thoroughfares into the town, A5073 Waterloo Road and Yeadon Way, which is a continuation of the M55 motorway. These roads see approximately 10,000 cars each per day.

Occupiers within the immediate vicinity include The Range, Blackpool Ambulance Station, Iceland, Tesco Express, Premier Inn and Blackpool Football Club. The property is also located next to Blackpool South Train Station.

Please see attached plan for wider location perspective.

## DESCRIPTION

The subject property an Aldi food store building, which has been extended on at least one occasion. The property extends to a Gross Internal Area of approximately 1,591.20 sq m (17,128 sq ft), set within yard of 1.3 acre.

The property has brick elevations, is of a steel frame construction, set beneath a part mono-pitched tiled roof coving to the extended parts. There are electrically operated 'in and out' sliding access doors, with glazed display windows. Toward the rear of the property, is warehousing served by a dock-level loading bay, which is positioned strategically beside the site entrance.

The opportunity is subject to planning permission

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

1,591.20 sq m (17,128 sq ft)  
 Site area approximately 1.3 ac (0.536 ha)

## USE

Interested parties are advised to make their own enquiries direct to the Local Planning Authority.

## LEASE TERMS

Available by way of a new lease for a term of 5 years on a Full Repairing and Insuring Basis. Vacant Possession available January 2022.

## RENTAL

£100,000 per annum exclusive (£5.85 per sq ft)

## VAT

VAT is applicable at the prevailing rate.

## RATES

Rateable Value: £214,000 (2017 Rating List)

The Standard Uniform Business Rate for 2021/2022 Financial Year is 0.512 pence in the £, or £0.499 pence in the £ for qualifying small businesses.

This will be reassessed upon obtaining planning consent.

## SERVICES

The mains services connected to the property include water, electricity supply and of course mains drainage. Further information is available on request. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful Tenant.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Adam Westwell

Telephone: 01204 522 275

Email: [awestwell@lambandswift.com](mailto:awestwell@lambandswift.com)

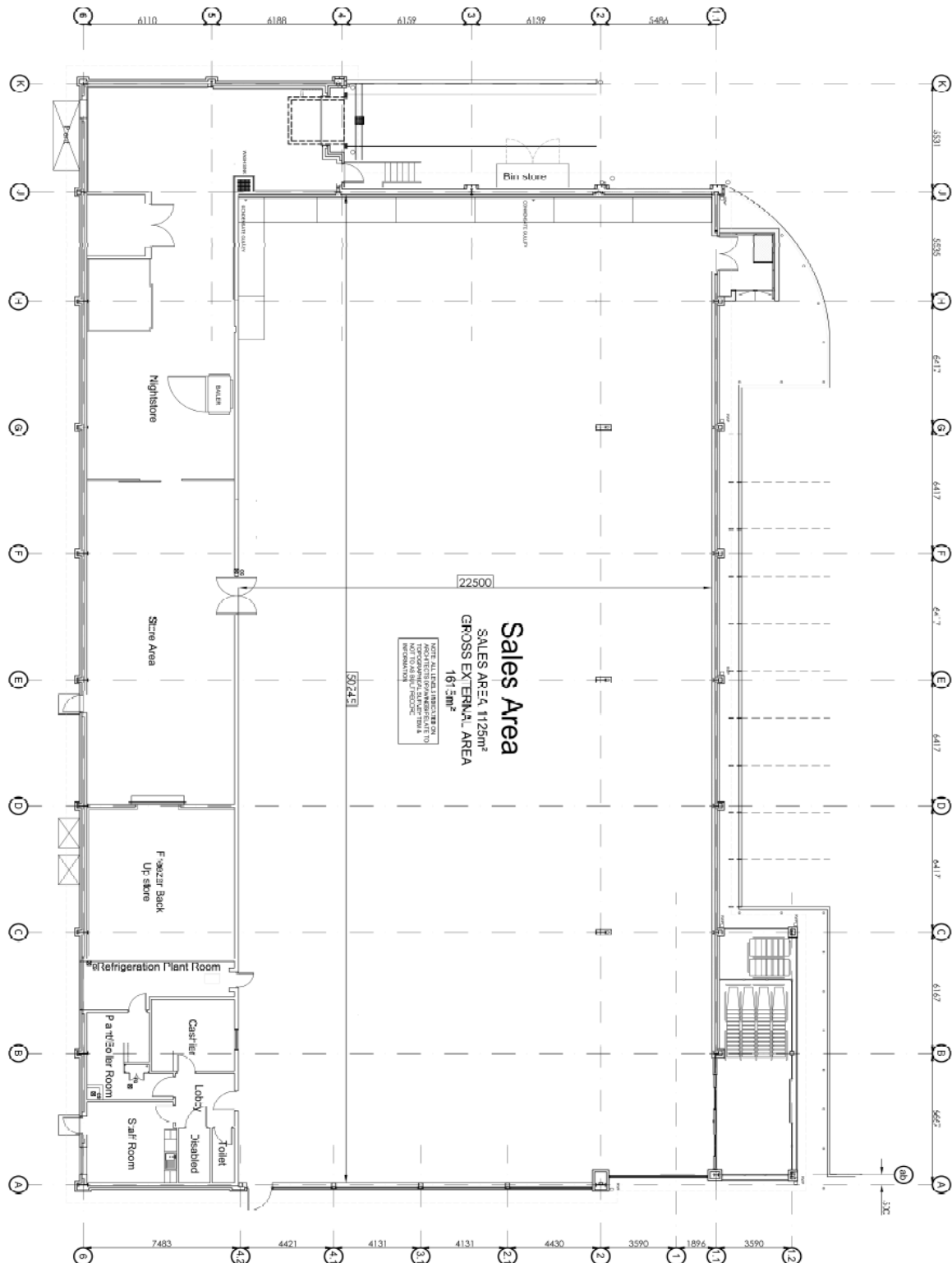
Website: [www.lambandswift.com](http://www.lambandswift.com)

On behalf of Aldi



## Important Notice

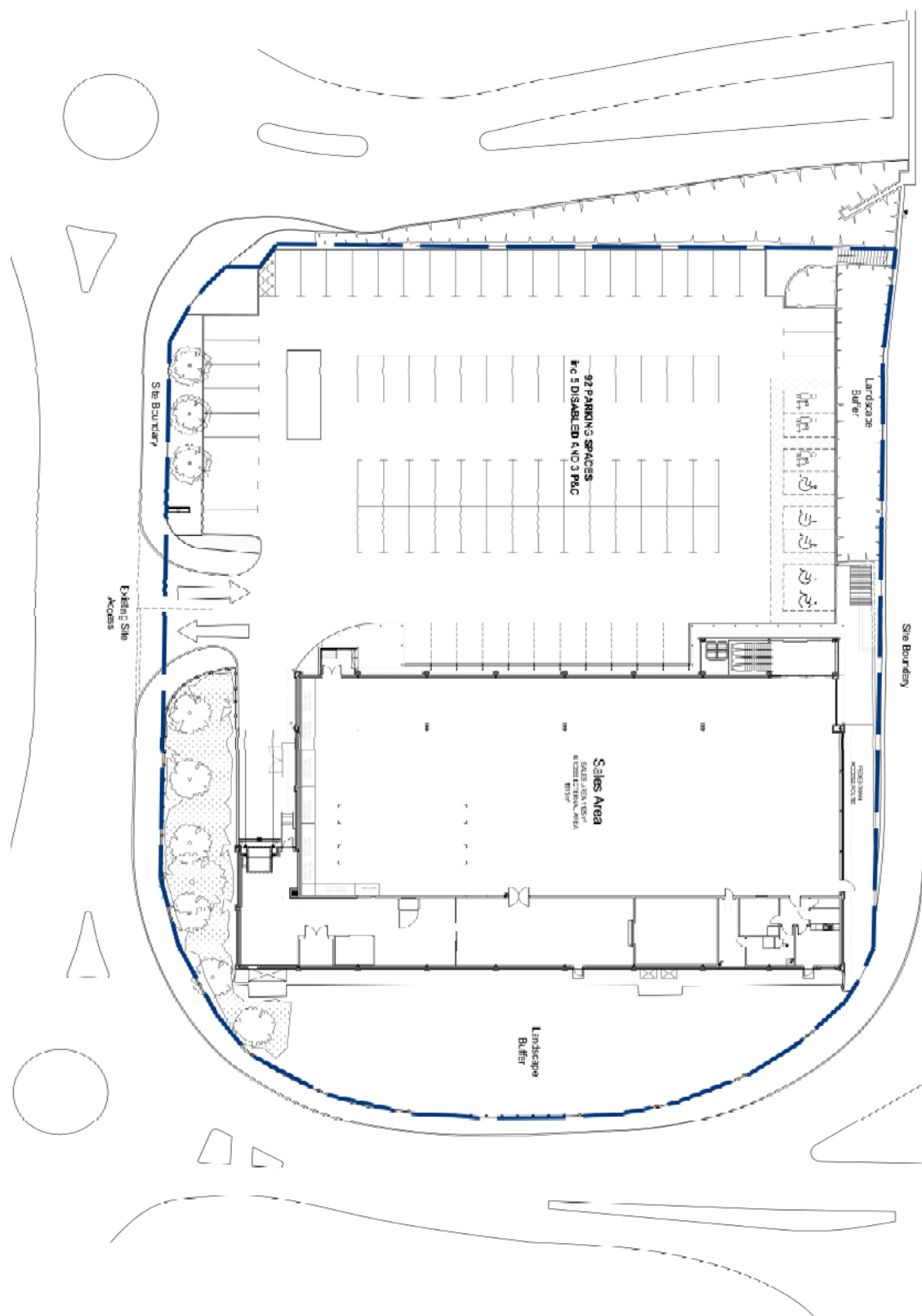
Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



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