

CLASS E OPPORTUNITY

BLACKPOOL

1-3 ABINGDON STREET

Subject to Vacant Possession

Description

Blackpool is located approximately 50 miles (80 kilometres) northwest of Manchester, 48 miles (77 kilometres) north of Liverpool. Blackpool benefits from good road links with the M55 motorway connecting the town with the M6 and motorway network beyond.

Unique opportunity to occupy a prominent retail unit fronting the main Church Street Square, adjacent to the New Vintro Lounge and opposite The Winter Gardens entertainment/conference centre and parking facilities. Very busy trading pitch with potential for outside seating on the square subject to necessary consents. Low rateable value.

Other notable occupiers nearby include **Nando's**, **Co-op**, **Greggs** and **Beaverbrooks**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor only, comprising the following area:

Ground Floor 760 sq. ft. (70.60 sq. m)

Lease

FRI lease for a term to be agreed.

Rent

£25,000

per annum exclusive



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£20,000
UBR (23/24)	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

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

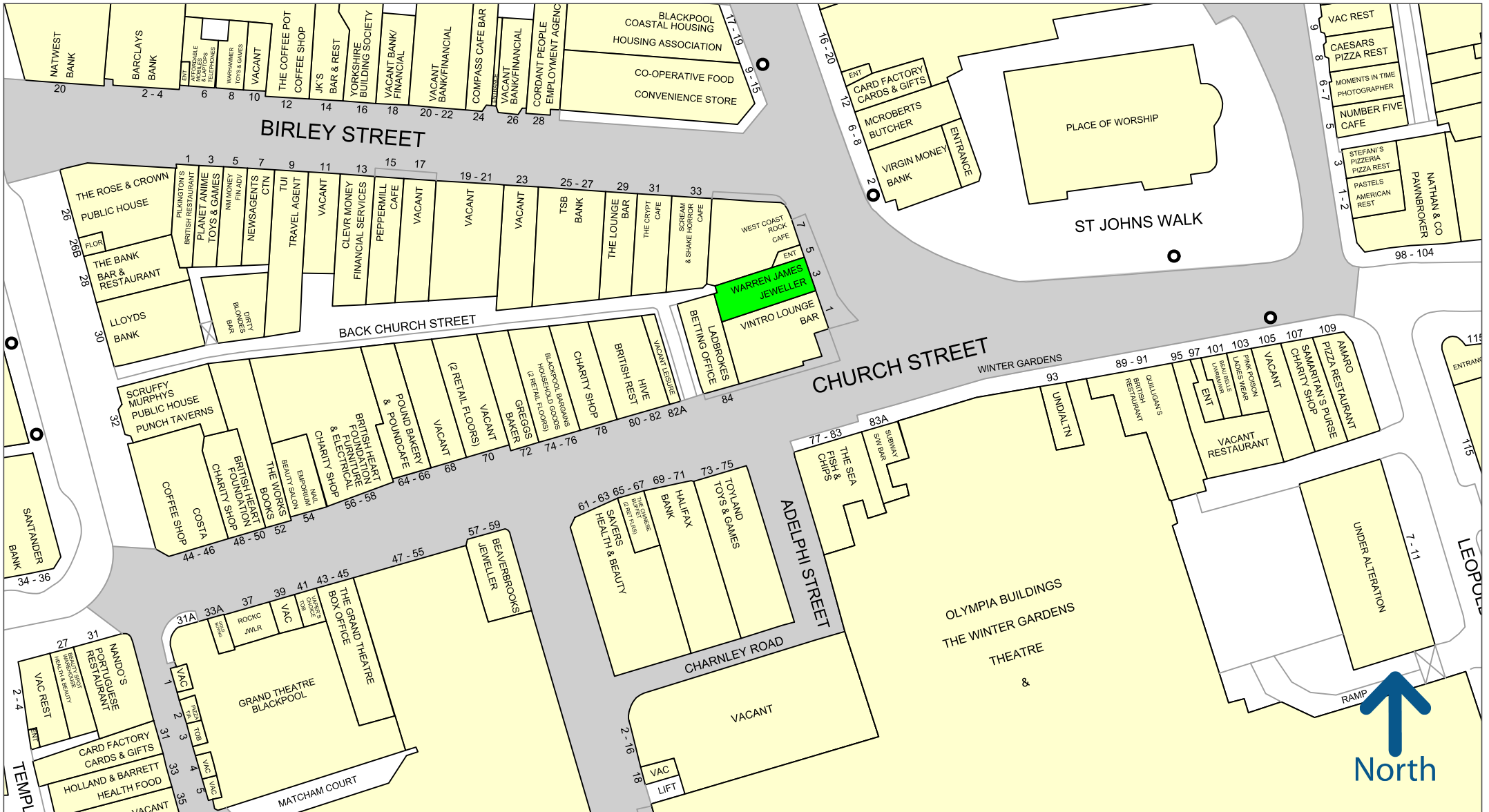
Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 18/01/2022

Created By: Green and Partners

Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

