

Gifford Dixon

Commercial Property

TO LET



23-25 Church Street, Blackpool, Lancashire, FY1 1HJ

Four Storey Restaurant Premises

4,733 Sq Ft (440 Sq M)

£49,500 per annum

PRIME TRADING LOCATION IN THE TOWN CENTRE

**ACCESSED DIRECTLY OFF THE PROMENADE WHICH BOASTS
BLACKPOOL ILLUMINATIONS**

NEXT TO A THEATRE AND OTHER TOURIST POINTS

LOCATED NEXT TO NANDO'S & PIZZA HUT

**GROUND & FIRST FLOOR RESTAURANT & SECOND /
THIRD FLOOR ANCILLARY SPACE**

0161 667 1317

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LOCATION

This commercial premises occupies a prime trading location in Blackpool town centre. The premises front onto Church Street and are located next to Nando's and close to Pizza Hut, B&M, The Grand Theatre, The Winter Gardens Theatre, other retailers, and banks.

It is located on the pedestrianised high street and benefits from a wealth of passing pedestrian trade.

Ease of access is available onto the Promenade with Blackpool's famous illuminations. The Promenade provides access to the Golden Mile, Tower Festival Headland, North Pier and towards the Sandcastle complex and Pleasure Beach.

DESCRIPTION

The premises comprise:

- a ground and first floor restaurant premises
- additional staff and ancillary space to the second and third floors
- highly visible building that occupies a corner position
- a former Bella Italia restaurant - the premises is to be stripped out prior to re-letting.

ACCOMMODATION

GROUND FLOOR:
NIA: 76 sq m / 818 sq ft

FIRST FLOOR:
NIA: 124 sq m / 1,335 sq ft

SECOND FLOOR:
NIA: 210 sq m / 2,260 sq ft

THIRD FLOOR:
NIA: 30 sq m / 320 sq ft

TOTAL AREA:
NIA: 440 sq m / 4733 sq ft

Above measurements are approximate only and not to be relied upon solely.

EPC

E (102)

RENT

£49,500 per annum.

A rental incentive is available in year 1 to just £15,000

BUSINESS RATES

Rateable Value (2017 List) - £31,250

Rates payable are believed to be in the region of £15,344 (£49.1p multiplier – 2019/20).

TERMS

A new minimum 6 year FRI lease is available with other terms to be negotiated.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs in connection with this transaction.

VAT

We understand that VAT is not applicable to the rent on this property.

VIEWINGS

Strictly by appointment with:



Steven Gifford-Dixon

07779 263914

steven@gifforddixon.co.uk

gifforddixon.co.uk

Subject to contract

13th November 2020

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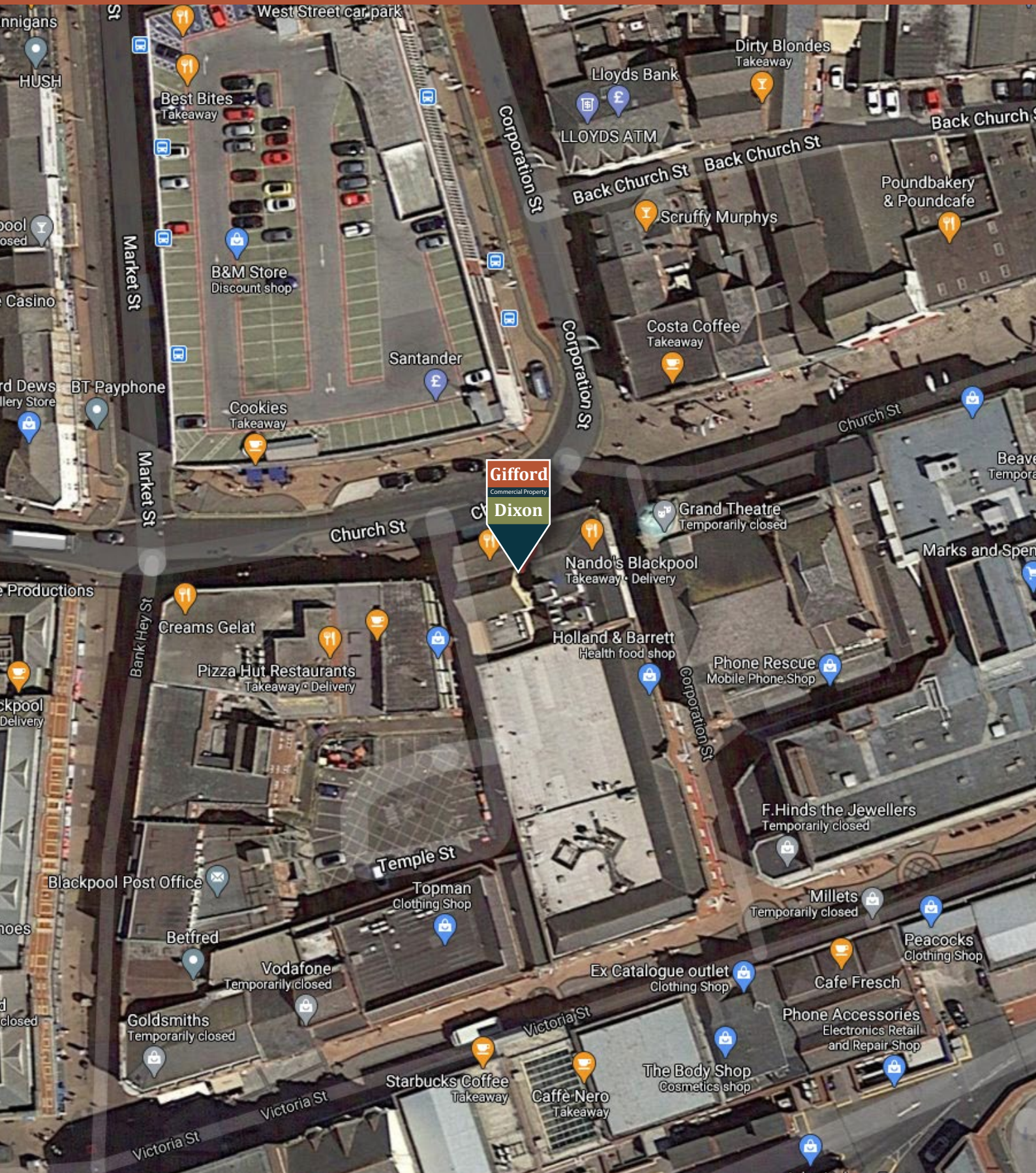
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