

Blackpool

207-209 Park Road
Lancashire
FY1 5LN

- Freehold Shop and Residential Investment
- Located close to Blackpool town centre
- Comprises a shop and flat let on an overriding lease
- Rent Review 2020
- VAT not applicable

Tenure
Freehold.

Location
Blackpool is one of England's foremost holiday resorts and conference centres, having a resident population in excess of 145,000 with a regular tourist trade in the summer months. The town is situated on the North West coast some 58 miles north-west of Manchester and 17 miles west of Preston. The property is situated approximately 3/4 mile south-east of the town centre on the west side of Park Road, close to its junction with Lune Grove. Occupiers close by include Premier Newsagent and a number of local traders.

Total Current Rents Reserved
£7,200 pa

Description
The property is arranged on ground and two upper floors to provide a shop and flat above.

The property provides the following accommodation and dimensions:
Ground Floor 56.6 sq m (609 sq ft)
First and Second Floor Flat –
Four Rooms, Kitchen, Bathroom, WC

Tenancy
The entire property is at present let to MRS P GLOVER for a term of 7 years from 24th July 2015 at a current rent of £7,200 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants. There are tenant break options at the end of the second and fourth years.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Seller's Solicitor
J Green Esq, Darlington.
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Poulton-le-Fylde

11 Lower Green
Lancashire
FY6 7JL

- Freehold Shop and Residential Investment
- Comprises hot food takeaway and residential accommodation above
- Let on overriding lease until 2028
- No VAT applicable
- Rent Review 2017

Tenure
Freehold.

Location
Poulton-le-Fylde is located approximately 4 miles north-east of Blackpool, just off the A585, with a population of 19,480. The area enjoys excellent communications, with the M55 Motorway linking to Junction 32 of the M6 Motorway. Furthermore, rail services to London Euston, via Preston, are available in approximately 2 hours 40 minutes. The property is situated on the north side of Lower Green (A588) at its junction with Wembley Avenue, a short distance south-east of the town centre and north of Garstang Road East (A586). Occupiers close by include Poulton Dental Care and a number of other local occupiers.

Current Rent Reserved
£9,500 pa

Description
The property is arranged on ground and one upper floor to provide a hot food takeaway with residential accommodation above.

The property provides the following accommodation and dimensions:
Ground Floor 55.6 sq m (598 sq ft)
Ground Floor (lean to) 13.4 sq m (144 sq ft)
Total 69 sq m (743 sq ft)
First Floor – 4 Rooms, Bathroom & WC

Tenancy
The entire property is at present let to Mr & Mrs Chan for a term of years expiring 29th February 2028 at a current rent of £9,500 per annum. The lease provides for rent reviews in 2017, 2022 and 2026 and contains full repairing and insuring covenants. A rent deposit of £2,500 held.

VAT
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