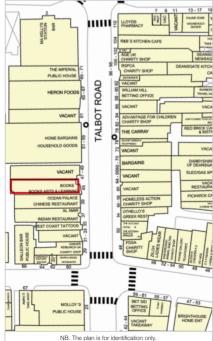
# Blackpool 45 Talbot Road Lancashire FY1 1LL

- Freehold Vacant Shop
- Comprising a total of 412 sq m (4,434 sq ft)
- Town centre location
- May suit owner occupier or investor
- VAT not applicable

# **Vacant Possession** on Completion

SIX WEEK COMPLETION AVAILABLE







#### **Tenure**

Majority Freehold.

There is a small Leasehold element, buyers are referred to the legal pack.

#### 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 in a prominent position on the north side of Talbot Road, in between its junctions with Dickson Road and Abinadon Street.

Occupiers close by include Wilko, Home Bargains, Lloyds Pharmacy, Age UK and PDSA charity shops, Ladbrokes and William Hill.

## **Description**

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

g accommodation	and dimensions
168.6 sq m	(1,815 sq ft)
147.0 sq m	(1,442 sq ft)
108.7 sq m	(1,170 sq ft)
424.3 sq m	(4,567 sq ft)
•	168.6 sq m 147.0 sq m 108.7 sq m

NB. Not inspected by Allsop, floor areas provided by the Vendor.

## **Tenancy**

The property is to be offered VACANT ON COMPLETION. Please note there is a temporary trader occupying the premises.

# **VAT**

VAT is not applicable to this lot.

#### **Buyer's Premium**

Buyers are to pay 1.5% + VAT of the sale price towards the seller's costs.

#### **Documents**

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

#### **Energy Performance Certificate**

EPC Rating 55 Band C (Copy available on website).