



SITUATION

Located near the junction with Abingdon Street, in this partially pedestrianised thoroughfare leading to Topping Street, in the town centre and amongst a variety of cafés, restaurants and independent retailers.

Blackpool is one of England's most popular holiday destinations, enjoying excellent road access via the M55 to the M6 (Junction 32).

PROPERTY

A mid-terrace building comprising a **Ground Floor Café** with separate front access to a **Self-Contained Upper Part** planned on first and rear second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café	Internal Width 13'1" max Shop Depth 39'9" Area Approx. 690 sq ft WC	L. Davies & S. Davies (Café)	6 years from 8th January 2020	£9,000	Law Society Lease Rent Review 2023
First & Rear Second Floor	4 Rooms, Kitchen, WCs Area Approx. 635 sq ft	VACANT There is potential to convert this Vacant Upper Part to Residential Use, subject to obtaining the necessary consents.			

¹Not inspected by Barnett Ross. Accommodation provided by Vendor and Areas taken from VOA.

Total: £9,000 plus Vacant Upper Part

Note: There is a 6 week completion.

£9,000 p.a. Plus Vacant Upper Part

Vendor's Solicitors

Harold Benjamin Solicitors
Tel: 020 8422 5678 Ref: Rukhsar Aziz
Email: rukhsar.aziz@haroldbenjamin.com

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**