

TO LET

PROMINENT RETAIL UNIT

Approx 882 sq (82.37 sqm)

96 WATERLOO ROAD, BLACKPOOL FY4 1AB



- ◆ **LOCATED AT A BUSY CROSSROADS** ◆
- ◆ **CLOSE TO ICELAND, BETFRED, HAMPSONS and others** ◆

SUBSIDIARIES

Panther Investment Properties Limited | Panther (VAT) Properties Limited (VAT: 744 3237 40) | Panther Trading Limited | Panther (Dover) Limited | Panther Shop Investments (Midlands) Limited | Panther (Bromley) Limited (VAT: 788 0971 72) | Snowbest Limited (VAT: 577 4038 18) | Surrey Motors Limited | Westmead Building Company Limited | Multitrust Property Investments Limited | Northstar Property Investment Limited (VAT: 744 3239 36) | Northstar Land Limited | Eurocity Properties PLC (VAT: 788 1314 06) | Eurocity Properties (Central) Limited (VAT: 788 1314 06) | Panther AL Limited | Panther AL (VAT) Limited (971 2237 26) | CJV Properties Limited (VAT: 788 1314 06) | Melodybright Limited | TRS Developments Limited | TRS Developments (Stockton) Limited | TRS Developments (Cheadle) Limited | MRG Systems Limited

LOCATION

Located in the county of Lancashire, Blackpool is situated to the North West of the county by the coast, approximately 56 miles to the North of Manchester and 22 miles from Preston. There is easy access to the M55, which connects to Junction 32 of the M6, providing access to the north and south.

The premises forms part of a parade of shops located at the junction of Waterloo Road and Lytham Road, with the Promenade, Central and South Piers and Blackpool South Railway Station within close proximity. There are bus services from Lytham Road to and from the town centre and the Promenade, providing links to the trams, approximately 400m from the parade.

DESCRIPTION

The premises comprise a former ground floor retail unit.

ACCOMMODATION

Description

Ground Floor Retail:	882 sq ft	82.37 sq m
Ground Floor Ancillary:	67 sq ft	6.21 sq m
Total:	949 sq ft	88.60 sq m

NB: All measurements shown are believed to be accurate but must be regarded as approximate only. No appliances or services tested.

RENT

£14,500 per annum exclusive
NOW REDUCED TO £12,500 PAX

LEASE TERMS

Full Repairing & Insuring terms and subject to five yearly upward only rent reviews.

PLANNING

Suited for a variety of uses, subject to planning permission.

VAT

VAT is not applicable on rent and other outgoings

RATEABLE VALUE

Rateable value: £12,750.50
Rates payable: £5520.75
(based on 2011/2012 standard business multiplier of 0.433)

(all subject to confirmation with Local Authority)

LEGAL COSTS

The ingoing tenants will be required to provide an undertaking to pay the landlord's abortive legal costs in the event they withdraw from the transaction once solicitors have been instructed.

Each party will be responsible for their own costs on completion.

VIEWING

By appointment through Panther Securities PLC
Contact: John Doyle /John Perloff
Telephone: 01707 667 300

SUBJECT TO CONTRACT