



Call us on 01253 623486
or Fax: 01253 752068
Email info@kaysestates.co.uk
Web www.kaysestates.co.uk

COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Investment/Development Opportunity

Reference: 010148

Freehold Price: £425,000

Tenure Type: Freehold

DESCRIPTION: A substantial three storey property located in St Annes town centre. Imposing stone dressed characterful property in the heart of the shops, banks, cafes and restaurants. Two commercial premises on the ground floor one vacant and the other let. Two upper floors are fully vacant with a cross area of 220 sqm. Would suit full conversion to four residential apartments with previous permission granted in 2009.

LOCATION: On the Southerly frontage of St Annes Road West which is the main high street in St Annes. Other users close by include Natwest Bank, Betfred, WH Smith, Tesco, Spec Savers and B&M Bargains.

ACCOMMODATION

28 St Annes Road West: Single fronted open plan Café 9.5m x 4.2m; rear kitchen 5.2m x 3m; basement storage & rear yard;

30 St Annes Road West: Single fronted shop 12.5m x 5.1m; interview room; staff kitchen and wc 9.2m x 3.4m; internal garage/store 6.8m x 6.4m; basement storage & rear yard;

Upper Floors 28-30 St Annes Road West: Two floors sub divided into five separate parts 220sqm in need of capital investment.

TENANT SCHEDULE:

28 St Annes Road West: Fresh Café 3 year lease 15/2/2019, rent £11,500 pa.

30 St Annes Road West: Vacant, new lease, rent £25,000 pa.

Upper Floors 28/30 St Road West: Vacant may suit development plans previously passed in 2009 (now lapsed) for 4 flats.

SERVICES: All mains services connected. EPC RATING: C & E

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

28/30 St Annes Road West, St Annes FY8 1RF