



**TO LET**  
 Entire Premises or Ground Floor Alone  
 299 Church Street  
 Blackpool  
 Lancs FY1 3PF



**Well appointed office accommodation with valuable parking.**

- Gas fired central heating
- Six parking spaces for the entire building
- Approximately 125m<sup>2</sup>, 1345 sq. ft
- **Rental: £10,000 per annum exclusive for the entire property or £6,000 per annum exclusive for the ground floor and rear parking facilities**



## DESCRIPTION

The property comprises a particularly spacious ground and first floor office/retail show room considered suitable for A1 retail or A2 financial and professional services usage and which is situated in close proximity to Devonshire Square and with the benefit of 2 informal parking spaces to the front forecourt and 4 to the rear courtyard.

## ACCOMMODATION

The accommodation briefly comprises:-

To the Ground Floor  
Front retail unit, frontage 5.1m, depth 11.85m overall maximum dimensions, (53.4sq.m or 574sq.ft). There is a personal door leading to the rear courtyard and parking area and radiators to provide gas fired central heating  
Private office 3.78m x 2.48m with bay window (10.6sq.m or 114sq.ft) and gas fired central heating boiler  
Rear lobby  
Kitchen 2.57m x 2.47 with single drainer stainless steel sink unit (6.35sq.m or 68sq.ft)  
Separate gents wc  
Separate ladies wc

## To the First Floor

A Staircase leads off the front reception area to the first floor accommodation comprising:-

Front office/boardroom 5.0m x 4.58m inclusive of the store room with radiator and twin PVCu double glazed windows looking to the front of the building.

Store room 1.56m x 1.45m.

Middle office 3.36m x 3.26m with radiator and PVCu double glazed window.

Rear office/kitchen staff room, overall maximum dimensions 6.25m x 3.57m incorporating PVCu double glazed windows, radiators and single drainer sink unit.

Bathroom/wc combined to the rear 3.58m x 1.78m with PVCu double glazed windows and radiator together with a modern three piece white suite and part tiled walls.

## Externally

Off street parking is informally available to the front forecourt area for 2 vehicles and similarly for 4 parking spaces to the rear courtyard area with access from the rear service road.

## LEASE TERM

To be negotiated but subject to 3 year upwards only rent review patterns.

## FURTHER INFORMATION

All viewings and negotiations should be conducted strictly through the Sole Letting Agent:

**Contact: Michael Cuddy**

Telephone: 01253 751 616

Fax: 01253 753 303

Email: [surveys@michaelcuddy.co.uk](mailto:surveys@michaelcuddy.co.uk)

## Misrepresentation

Michael Cuddy, Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) None of the appliances nor service installations have been tested and their condition is not known.(iv) no person in the employment of Michael Cuddy, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

## REPAIRS/INSURANCE

The tenant will be responsible for full repair, decoration and insurance.

## SERVICES

The property enjoys the benefit of all main services although mains electricity and water is supplied and apportioned through the adjoining office.

Self contained gas fired central heating system is installed together with PVCu double glazing to the majority of windows.

Fire alarm.

## FEES

The incoming tenant will be responsible for payment of the landlords reasonable legal fees associated with the preparation of the new lease together with the agents administrative fees in connection with provision of suitable references.

## SURETIES

The incoming tenant will be responsible for the provision of suitable guarantors or sureties as required.

## COMMENCEMENT DATE

Anticipated Summer 2020.

## BUSINESS RATES

The premises is assessed at a total of 124.3sq.m net internal area at a Rateable Value of £7,800 for both ground and first floor accommodations.

This assessment may require further consideration if the property is to be divided.

## RENT REQUIRED

Initial rent required £10,000 per annum exclusive in respect of the entire premises.

£6,000 per annum in respect of the ground floor alone.

## VAT

The landlord is not elected for VAT.

## EPC

The property was assessed for Energy Performance Rating in May 2016 at a rating of D78.

