

# TO LET

94 & 96 WATERLOO ROAD  
SOUTH SHORE  
BLACKPOOL  
LANCASHIRE  
FY4 1AB

- PROMINENT POSITION IN EXCELLENT TRADING LOCATION
- APPROXIMATELY 1 MILE FROM BLACKPOOL TOWN CENTRE
- CLOSE PROXIMITY TO NATIONAL RETAILERS
- TOTAL NET INTERNAL AREA: APPROXIMATELY 1,500 SQ FT
- AIR CONDITIONING
- AVAILABLE FROM SEPTEMBER 2017
- VIEWING ESSENTIAL

RENTAL: £14,000 PER ANNUM EXCLUSIVE **REDUCED**



**Duxburys**  
Commercial

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# WATERLOO ROAD BLACKPOOL

## DESCRIPTION

The property is located on Waterloo Road close to the junction with Lytham Road and also close to Blackpool Promenade and is south of the main town centre.

Waterloo Road is within close proximity to central and south piers and is close to Blackpool Pleasure Beach. Located on a busy parade of shops with nearby retailers including Iceland, Betfred, Cash Generators, Cash Converter, William Hill, Pizza Hut, Tesco and Subway amongst other local established businesses.

The premises comprise of mainly open plan retail space benefitting from a suspended ceiling with air conditioning. The unit also benefits from a staff room, staff WC, a customer WC and viewing is highly recommended to appreciate the quality within.

## ACCOMMODATION

Open plan retail area approximate NIA: 1,354 sq ft

- Staff room 68.8 sq ft
- WC
- Customer WC
- Storage room
- Plant room

## SERVICE CHARGE

Details to be confirmed

## EPC

To be confirmed

## LEASE DETAILS

A new effective Full Repairing and Insuring lease by way of service charge is available with terms to be agreed .

## LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's reasonable legal fees incurred during this transaction.

## BUSINESS RATES

94 Waterloo Road: 2017 RV: £4,750

96 Waterloo Road: 2017 RV: £7,700

## VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

## Disclaimer

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