

Blackpool Council

TO LET

MID-TERRACE OFFICE PREMISES

31 King Street | Blackpool | Lancashire | FY1 3EJ



£7,500 Per Annum

KEY FEATURES:

EMPTY OFFICE UNIT | SUITABLE FOR A NUMBER OF USES | CLOSE TO MAIN COMMERCIAL AREAS

DESCRIPTION: The three storey middle terrace property of built circa 1950 of masonry construction, offers Approx. 1215.77 SqFt (112.94 Sqm) office accommodation in Central Blackpool.

LOCATION: The property located on King Street, is close to main commercial areas including; the Talbot Gateway development and is a short walk of all town centre amenities. The property benefits from nearby public car parking and has good access to the public transport network with bus stops and Blackpool north train station a short walk away.



PHOTOGRAPH & PLANS: Any photographs/plans attached to these particulars were correct at the time of issue and are for reference only.

ACCOMMODATION:

Ground Floor	Sqft	Sqm
Reception Office	304.94	28.33
Office 1 (Rear)	214.95	19.97
Wash Room/WC and under stairs store.		
First Floor		
Office 2	365.97	34.0
Office 3 (Rear)	96.98	9.01
Wash/WC		
Second Floor		
2 Storage Rooms	232.93	21.64
Boiler room, landing area and under-eaves storage with racking.		
Total	1,215.77	112.94



RENTAL: £7,500 per annum (exclusive of VAT)
Rent is payable quarterly in advance.

LEASE TERMS: Flexible short term easy in, easy out standard business tenancy agreement, contracted out of the Landlord & Tenant Act 1954, terminable at 1 month notice, Internal repairing and insuring, suitable for new businesses.

SERVICES: The property benefits from water and electric and gas.

FEES: The ingoing tenant is responsible for Blackpool Council's legal and surveying Fees.

BUSINESS RATES: From a search of the 2017 central rating list we understand the current Rateable Value of this property is: £6,600

EPC: Non-Domestic energy performance rating: E - 108

VAT: Charges are subject to VAT (If applicable)



Enquiries: Viewings are strictly by appointment through Blackpool Council Growth and Prosperity Division. For further information please contact:

Blackpool Council
Growth & Prosperity Division
PO Box 4
Blackpool
FY1 1NA

Tel: (01253) 476059

Regeneration@blackpool.gov.uk

www.blackpool.gov.uk/properties

Please Note: *The information provided in these particulars is set out as an outline only, for guidance and does not constitute nor constitutes part of an offer or contract. All descriptions, dimensions, references to condition and other details, are given in good faith and believed to be correct, but all interested parties should not rely on them as statement or representation of fact, but must satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of them.*

Blackpool Council

The logo graphic consists of two thick, wavy, light blue lines that sweep across the bottom of the page, positioned below the council's name.