



Retail in FY3

Talbot Road , Blackpool, Lancashire, FY3
7AT

£550,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Mixed investment consists of 4 shop units to the ground floor with 4 spacious self contained 2 bedroom apartments above
- ✓ Current gross rental income £67,140 per annum.
- ✓ Fully let with long term well established tenants.

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

Substantial property located in a main road position in Blackpool. The mixed investment consists of 4 shop units to the ground floor with 4 spacious self contained 2 bedroom apartments above. Loading and parking to rear. Fully let with long term well established tenants. Current gross rental income £67,140 per annum.

Location: On the Southerly frontage of A586 Talbot Road at its junction with Devonshire Road approx. 1 mile from Blackpool town centre. Local shopping parade in densely populated area.

Ground Floor: 380 Talbot Road - Large retail unit and stores - Former Spar supermarket which is sub let as a household bargain store - 475 sqm

380 shop 1 - Funeral Directors - 70 sqm

380 shop 2 - Bargain Booze - 70 sqm

380 shop 3 - Take away - 70 sqm

All sizes taken from the VOA web site not measured by the agent.

First Floor: Flat 1: Self contained apartment consisting of lounge; kitchen; 2 bedrooms; bathroom. 67 sqm.

Flat 2: Self contained apartment consisting of lounge; kitchen; 2 bedrooms; bathroom. 93 sqm.

Flat 3: Self contained apartment consisting of lounge; kitchen; 2 bedrooms; bathroom. 93 sqm.

Flat 4: Self contained apartment consisting of lounge; kitchen; 2 bedrooms; bathroom. 75 sqm.

Exterior: Parking and loading to rear

Business: All commercial leases are on a FRI basis. Tenants are liable for Insurance Rent

380. Large retail unit. Let to James Hall Ltd (Spar). Lease ends 25th December 2030. Sublet to M N Bargains Ltd. No rent reviews. No break clauses. Passing Rent. £19,800 pa.

Shop 1. Funeral Directors. 3 year Lease term from 10th November 2025. Passing Rent £8,000 pa.

Shop 2. Bargain Booze. 10 year Lease from 26th November 2021 to 25th November 2031. Break clause end of 5th year (6 months notice required). Rent reviews 26th November 2026 and every 5th year thereafter. Passing rent. £7000.00 pa. 6 month rent deposit.

Shop 3. Take away. 21 year lease from 12th April 2010 to 11th April 2031. Rent reviews 12th April 2011 and every 3 years thereafter. Next review date is 12 April 2026. No break clause. Passing rent £8000 p.a.

Flat 1. £520.00 per month.

Flat 2. £595.00 per month.

Flat 3. £572.00 per month.

Flat 4. £498.33 per month.

Gross annual rent to £69,024 per annum.

Tenure: Freehold

Please note we have not inspected this property.

Price: Starting Bid £550,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: Allocated

Location

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Accommodation

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FIRST FLOOR

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Flat 2: Self contained apartment consisting of lounge; kitchen; 2 bedrooms; bathroom. 93 sqm.

Flat 3: Self contained apartment consisting of lounge; kitchen; 2 bedrooms; bathroom. 93 sqm.

Flat 4: Self contained apartment consisting of lounge; kitchen; 2 bedrooms; bathroom. 75 sqm.

Tenure

Freehold, title number LA102567.

Rateable Value

380 - Current rateable value (1 April 2026 to present)

£9,900

382 - Current rateable value (1 April 2026 to present)

£30,000

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Sourced from VOA.

Council Tax

All flats - Band A.

EPC

Funeral directors - Shop 1 - Rating C

Convenience Store - Shop 2 - Rating B

Takeaway - Shop 3 - Rating B

Flat 1 - Rating E

Flat 2 - Rating E

Flat 3 - Rating E

Flat 4 - Rating C

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Talbot Road , Blackpool, Lancashire, FY3 7AT

Contact your local branch today for more information on this property:

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