

# PROPERTY PARTICULARS

## RETAIL

**TREVOR DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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**FOR SALE**



## 53 WHITEGATE DRIVE BLACKPOOL FY3 9DG

- Prominent terraced retail premises fronting Whitegate Drive.
- Ground floor sales 651 sq. ft.
- Busy neighbourhood retail, leisure and residential area.
- Indicative plans for two upper floor flats.
- Price reduced

## LOCATION

Situated in the busy neighbourhood area fronting Whitegate Drive, one of the main arterial routes into Blackpool Town Centre. Whitegate Drive runs through a densely populated residential area and is a popular destination for leisure and food. The property is virtually opposite the Belle Vue public house, with Nisa and Tesco convenience stores in the vicinity together with Domino's pizza take-away.

## DESCRIPTION

Prominent end-terraced, three-storey property with basement, traditionally built in brick with a pitched slated roof.

Internally the property comprises a self-contained ground floor uninterrupted sales area with display frontages to Whitegate Drive and Reeds Avenue. Rear storage and toilet. Air conditioning unit.

Access to the upper two floors is via a staircase to the rear of the property and comprises storage, office and ancillary accommodation with toilets. Externally the property has the benefit of on-street car-parking for three to four cars.

Indicative plans have been drawn for two flats on the upper floors.

## ACCOMMODATION

Ground floor	651 sq. ft.
First floor	519 sq. ft.
Second floor	294 sq. ft.

## SERVICES

All mains services, we understand, are connected. However, it is the ingoing tenant's/prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

The property is listed as having a Rateable Value of £7,100 from 1<sup>st</sup> April 2023. Under the Small Business Rate Relief Scheme no Business Rates are currently payable.

## PLANNING

The immediate past use falls within the new Use Class E. Applicants should satisfy themselves that their intended use is acceptable to the local Planning Authority who can be contacted on 01253 477477.

## PRICE

**Reduced. Offers in excess of £225,000**

## VAT

VAT will be charged on the purchase price/rental at the current prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be made available upon request.



## VIEWING

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