

MORGAN

MARTIN

FOR SALE

14-16 Church Street

BLACKPOOL

FY1 1EW



Floor Area: 181.9 sqm (1,660 sq ft)

- **Prominent Location on Church Street close to the Junction with the Promenade**
- **Close to the World Famous Blackpool Tower**
- **Potential for a Variety of Uses, subject to obtaining appropriate planning consent**

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

Regulated by

RICS

LOCATION

The premises occupy a prime location close to Blackpool Promenade and the world-famous Blackpool Tower. Pizza Hut, Yates, B&M, Wetherspoons, Brannigans, Cream and Nando's.

DESCRIPTION

The premises are arranged over ground and first floor and provide the following approximate net internal floor areas:

Ground floor:	123.9 sqm	(1,335 sq ft)
First floor:	58 sqm	(625 sq ft)
Total:	181.9 sqm	(1,660 sq ft)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

Please note, the premises have been stripped out internally.

RATEABLE VALUE

The property has been taken out of the Rating List.

TENURE

The property is freehold.

SERVICES

We are advised the property is connected to all mains services.

EPC

An Energy Performance Certificate will be available in due course.

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PRICE

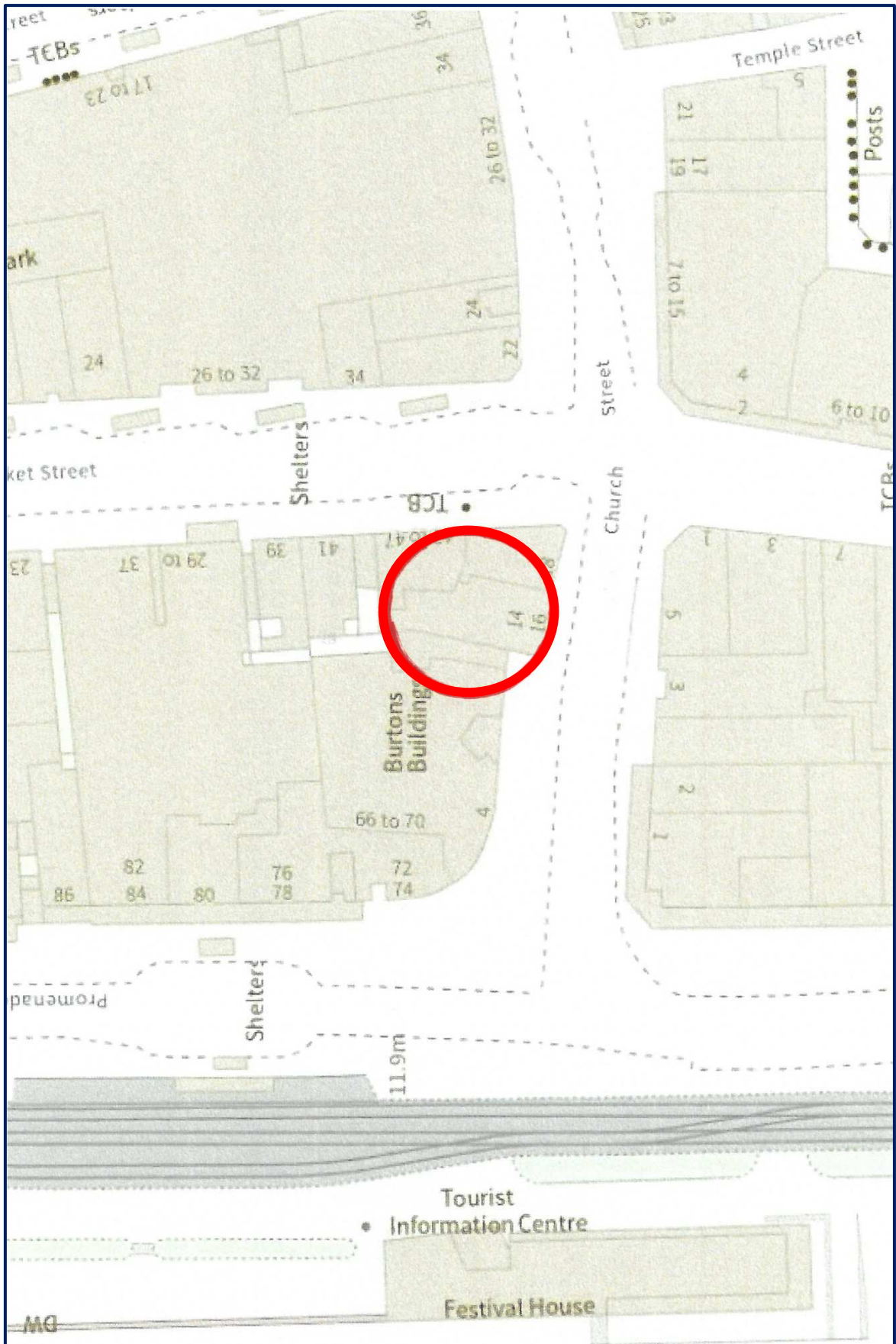
£245,000 subject to contract.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

Contact: Charles D. Bell
Telephone: 01772 556666
Email: charles@morganmartin.co.uk



For Identification Only

Not to Scale

Chartered Surveyors

**Fifteen Cross Street
Preston
PR1 3LT**

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