

Leeds Office: 0113 388 4848

## To Let



# Blackpool

22-24 Abingdon Street, FY1 1DA

Ground Floor: 817 sq ft (75.9 sq m)

Rent: £25,000 pax



Leeds Office: 0113 388 4848

### **Location & Description:**

- Blackpool is the UK's most popular seaside resort benefiting from c.13million visitors per year.
- The subject unit comprises a fitted former cafe located within the pedestrianised section of Abingdon Street.
- 22-24 is situated immediately adjacent to the entrance of the recently reopened Abingdon Street Market following its extensive redevelopment into a Food Hall.
- Other nearby retailers include Card Factory, Co Op Food and Loungers' Vintro Lounge bar restaurant.

#### Demise:

Ground Floor 817 sq ft (75.9 sq m)
First Floor 654 sq ft (60.7 sq m)
Second Floor 433 sq ft (40.2 sq m)

#### Rent:

£25,000 per annum exclusive.

#### l ease

A new FRI lease for a term of years to be agreed.

#### EPC:

Energy Performance Rating Assessment - C.

#### **Legal and Professional Fees:**

Each party to bear their own costs.

#### **Rating Assessment:**

Rateable Value (April 2023) - £8,000.

This property qualifies for small business rates relief, please contact Gov.uk for further information.

#### **Date Prepared:**

January 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money
Laundering Regulations the Purchaser/Tenant will be required to provide two
forms of identification and proof of the source of income.

#### **Contact Us:**

#### **James Moss**

07977 278229 jmoss@barkerproudlove.co.uk

#### **Tom Prescott**

07841 168163 tom@barkerproudlove.co.uk

#### **Joint Agent:**

#### Keenan & Co

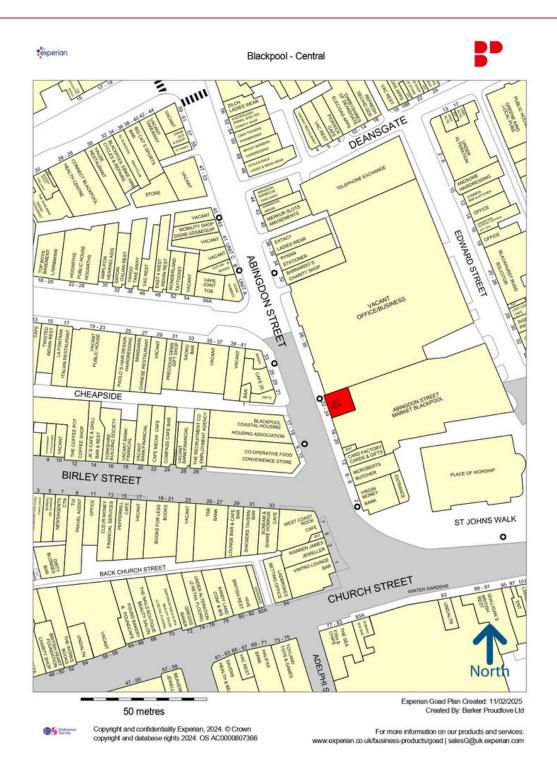
John Fowler 07900 193225 john@keenanandco.com

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



## Leeds Office:

## 0113 388 4848



MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.