

To Let



Blackpool

22-24 Abingdon Street, FY1 1DA

Ground Floor: 817 sq ft (75.9 sq m)

Rent: £25,000 pax

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.

Lease:

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:

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