

Property Ref: C/229DR

TO LET: RESTAURANT & 4-BED FLAT



GROUND FLOOR RESTAURANT WITH 4-BEDROOM FLAT ABOVE ON AN ESTABLISHED PARADE WITH SEA VIEWS.

Price: £15,000 P.A. (FR&I Lease basis)

- AVAILABLE FOR IMMEDIATE OCCUPATION (NON-TRADING)
- ENJOYING SEA-VIEW GLIMPSES, LOCATED OPPOSITE BLACKPOOL HILTON HOTEL
- GROUND FLOOR RESTAURANT WITH 4-BEDROOM FLAT ABOVE
- VIEWINGS/NEGOTIATIONS TO BE CONDUCTED VIA BROOMHEADS COMMERCIAL

227-229 DICKSON ROAD, BLACKPOOL,
LANCASHIRE, FY1 2JH

Property Ref: **C/229DR**

LOCATION

The premises occupy a prominent position in the retail parade of Dickson Road, enjoying sea-view glimpses and located directly opposite the Hilton Blackpool Hotel.

DESCRIPTION

The property is 3-storey, comprising a ground floor restaurant and 4-bedroom flat to the first and second floors. The property has been established as a successful Indian restaurant for more than 30 years, but is currently non-trading.

ACCOMODATION

The accommodation with approximate areas and dimensions is arranged as follows;

GROUND FLOOR:

RESTAURANT SEATING AREA:	549 SQ FT	51 SQ M
KITHCEN:	237 SQ FT	22 SQ M
LADIES & GENTS W/C:	N/A	
INTERNAL STORAGE:	65 SQ FT	6 SQ M

FIRST & SECOND FLOORS:

4-Bedrooms, bathroom and additional room for kitchen/diner (currently no kitchen in place). Access to the flat from inside the restaurant and from the rear of the property.

OUTDOORS:

Front and rear yards.

PRICE

Passing Rent: **£15,000 per annum, payable monthly in advance.**

An initial rent deposit of 3 months is required on this property.

Registered Office:
Yun Properties Ltd
13 Tytherley Green
Bournemouth
Dorset
BH8 0PA

All Enquiries:
info@yunproperties.co.uk

Companies House No:
07814569

Property Ref: **C/229DR**

RATEABLE VALUE

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: £3,350

Rates payable: £TBC (Year commencing 1st April 2013)

For verification purposes and phasing/transitional relief (if appropriate), you are recommended to make your own enquiries at www.voa.gov.uk

VALUE ADDED TAX

All terms and figures are exclusive of VAT unless otherwise stated. Interested parties must satisfy themselves as to whether the case would be subject to VAT.

VIEWING

Strictly by prior appointment through Colin Salisbury of Broomheads Commercial, through whom all negotiations must be conducted. Tel: 01253 292 222.

ENQUIRIES

Please send all enquiries to: **info@yunproperties.co.uk**

Please remember to leave your name and contact details so that a member of staff at Yun Properties Ltd can respond to your query. If you are contacting us with regards to a specific property, please also include the Property Reference number, which should begin with "C/" or "R/", followed by a combination of numbers and letters.

Please Note: Under the Estate Agents Act 1979, we would like to confirm that all properties we advertise To Let or For Sale are owned solely by Yun Properties Ltd. We are a private property investment company, and do NOT act as an Estate Agent for properties owned by other parties. We do however often use estate/letting agencies to market our properties.

Registered Office:
Yun Properties Ltd
13 Tytherley Green
Bournemouth
Dorset
BH8 0PA

All Enquiries:
info@yunproperties.co.uk

Companies House No:
07814569

