

Bispham, 3 All Hallows Road, Blackpool, FY2 0AS

FIRST FLOOR Office Premises - TO LET



EPC

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LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office.
Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk

LOCATION

The property is situated above Tesco Express in the centre of Bispham, some 3 miles north of Blackpool.

DESCRIPTION

The premises comprise a first-floor self-contained suite of offices, cellular in layout off a main central corridor. The accommodation has toilet and kitchen facilities. Access is via a door adjacent to the ground floor Tesco Express. A further rear access provides a fire escape.

ACCOMMODATION

Total Net Internal Area	199.20 sqm	2,144 sq ft
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TENURE

The property is to let on an effectively full repairing and insuring lease with service charge.

The lease will be outside the Landlord and Tenant Act 1954.

RENT

£12,000 per annum, exclusive of rates and VAT, payable quarterly in advance.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£7,200
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Interested parties should verify this information with the local rating authority.



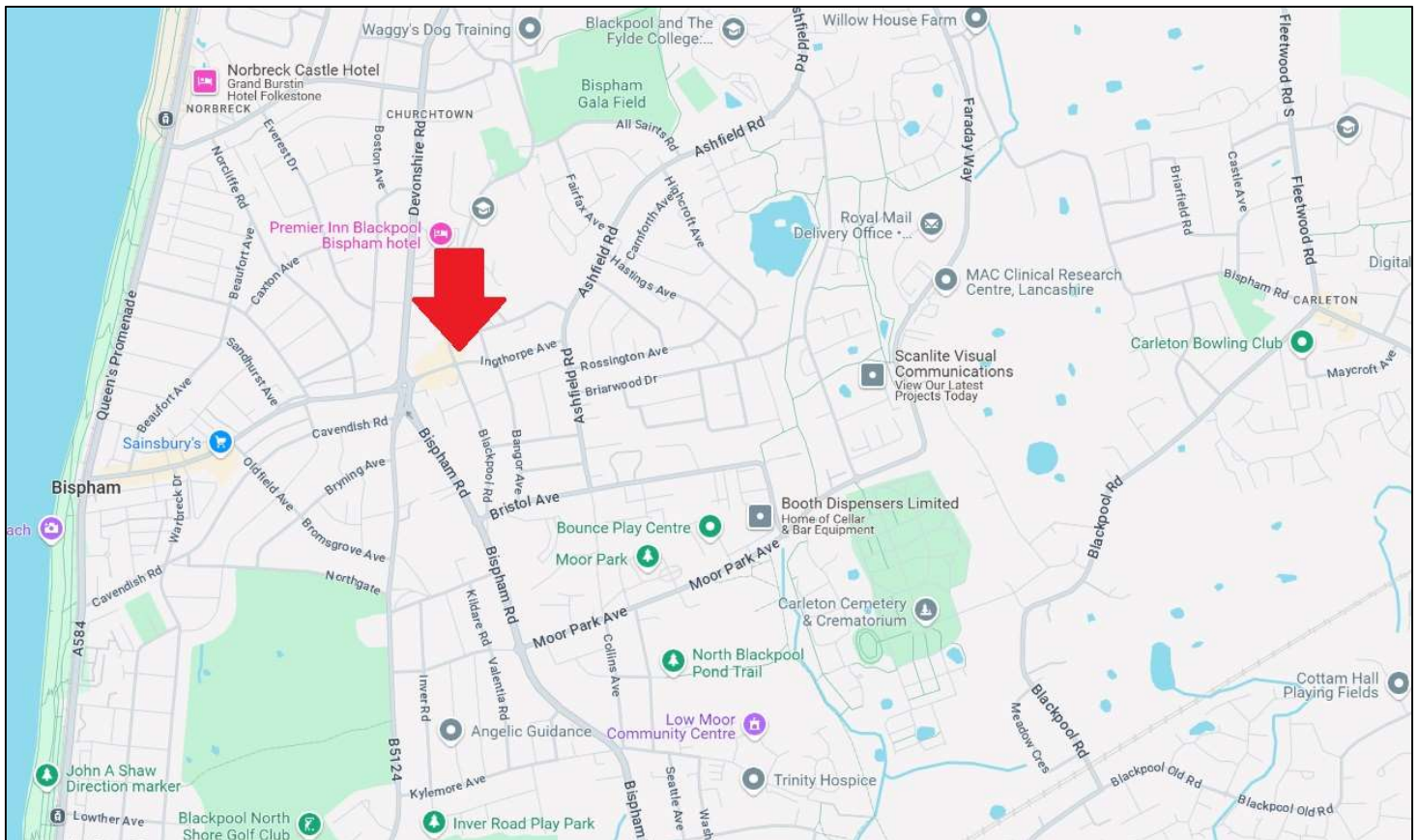
0121 643 9337

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