

Commercial Development in FY3

Whitegate Drive, Blackpool, Lancashire, FY3 9DA

£90,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- Freehold Property
- Commercial Premises
- Central Blackpool
- Viewing Highly Recommended

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

Substantial corner property occupying a prominent main road position on Whitegate Drive Blackpool.

The property provides ground floor office space approx 100sqm with forecourt parking that are let at £15,000pa. Please note the freehold title is subject to a 999 year lease on the 6 separately owned flats and 4 parking spaces and a 99 year lease on the roof top telecommunication mast site. These two leases do not produce any rental income.

Location: On the Easterly frontage of Whitegate Drive close to its junction with Breck Road on the opposite corner to Tesco Express and Subway.

Ground Floor: Vestibule entrance (8sqm); reception 3.7m x 4.6m (18sqm); disabled wc; front office 3.6m x 5.8m (21sqm); middle office 3.9m x 3.9 (15sqm); staff kitchen 1.9m x 2.7m (5sqm); rear office 4m x 3.6 (14sqm); filing room (11sqm); front office 2.8m x 3.7m (10sqm); side office 3.4m x 3.2m (11sqm); front office 3m x 4m (12sqm); ladies & gents wc's;

First Floor: Upper floors: 6 separately owned residential flats held on a 999 year lease.

Exterior: Forecourt and side parking for approx 10 cars belonging to offices; 4 parking spaces to the rear and access to flats. Plant for the telecommunication mast. Roof top site: 2 telecommunication masts.

Business: Tenant Schedule:

1. Headlease in favour of Breck House Ltd (management company) from Aug 1975 for 999 year plus one day in respect of 6 flats and 4 parking spaces, roof excluded. Under leases for 999 year s to the owners of the 6 flats. No rent payable.

2. 10 year lease to Adcas Financial management Ltd from 2025 passing rent of £15,000 Full Repairing and Insuring Term.

3. Roof top telecommunication site: 99 years lease from 2025 in favour of AP Wirless.

Please note - An independent company, Rowan Building Management, deal with the management of the common parts of the flats and collection of service charge. On completion, the owners of the property will become directors and majority shareholders of the company and as such will have overall control of the repair and insurance of the building. The owners have 7 shares and the 6 flats, one share each. Rowan deal with the administration of the company and annual returns etc.

Services: All mains services connected. Sump pump to basement. Flats and office pay own bills. One Telecom mast electric recharged by Landlord, the other has own meter.

Tenure: Freehold subject to tenancies.

Price: Starting Bid £90,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Allocated

Description

Substantial corner property occupying a prominent main road position on Whitegate Drive Blackpool. The property provides ground floor office space approx 100sqm with forecourt parking that are let at £15,000pa.

Location

On the Easterly frontage of Whitegate Drive close to its junction with Breck Road on the opposite corner to Tesco Express and Subway.

EPC

Rating D

Tenure

Title number LA949057 - Freehold

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Whitegate Drive, Blackpool, Lancashire, FY3 9DA

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.