

BLACKPOOL

**2 Topping Street /
 116 Talbot Road**

**By way of Assignment or
 Sublease
 (Due to Relocation)**



Location

The property is located in a secondary trading location at the junction of Topping Street and Talbot Road close to the new Talbot Gateway development anchored by **Sainsburys**. Other nearby multiple retailers **Wilko, Iceland, Lloyds Pharmacy, Home Bargains, RSPCA, Age UK** and **William Hill**.

Lease

The property is available by way of an assignment or sub-letting. The premises are held by way of two separate lease:

116 Talbot Road - full repairing and insuring lease expiring November 2019 at a rent of **£15,154.05 per annum**.

2 Topping Street – full repairing and insuring lease expiring November 2019 at a rent of **£22,026.41 per annum**.

Alternatively, a new lease may be available, further details on request.

Terms

Incentives available, subject to covenant status.

Accommodation

Gross Frontage	64' 4"	19.63 m
Retn. Frontage	47' 11"	14.60 m
Internal Width	63' 11"	19.48 m
Ground Floor	2,244 sq.ft.	208.5 sq.m.
GF Store	107 sq.ft.	100 sq.m.
First Floor	718 sq.ft.	66.7 sq.m.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-
 Rateable Value £26,500

EPC

The rating for this property is D83.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the sole agents, Emanuel Oliver on 0151 236 6700.

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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.