



WIGNALL
BROWNLOW

CHARTERED SURVEYORS

FOR SALE

**FREEHOLD FOOD PROCESSING FACILITY
WITH RETAIL FRONTAGE
APPROX 291 SQ M (3,131 SQ FT)**



**3 CHELTENHAM ROAD
BLACKPOOL
FY1 2PS**

Situation & Description

The property is situated on the south side of Cheltenham Road, which is accessed off Egerton Road in the North Shore area of Blackpool.

The property comprises a former meat processing facility with retail frontage. The building occupies almost full site cover, however, there is an adjacent car park extending to approximately 0.021 ha (0.05 acres).

The property is of two storey brick construction, beneath pitched slate/tile covered roofs and incorporating a retail shopfront protected by roller shutters. Windows to the first floor are PVCu units.

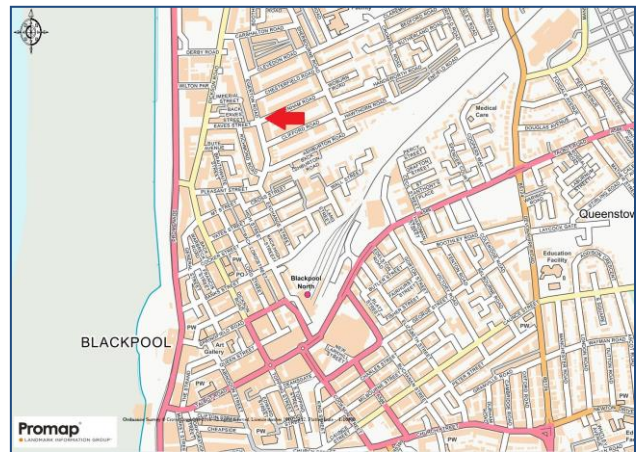
Internally, the property is fully fitted for use as a meat processing facility. The fit out creates a ground floor retail and production area formed from wipe down wall and ceiling panels, stainless steel protection panels, tiled flooring with integral drainage channels, chiller and freezer plant and florescent strip lighting. There are also additional production areas, offices and ancillary to the first floor.

Accommodation

DESCRIPTION	SQ M	SQ FT
Ground Floor		
Shop	17.53	189
Production area incorporating Chillers & Freezers	135.33	1,456
First Floor		
Offices	49.78	536
Production, Freezer, Storage & ancillary	88.23	950
TOTAL	290.87	3,131

Services

We understand that all the usual main services are available to the property.



Rating

The property is assessed as follows:

“Shop & Premises” at an RV of £3,400.

“Car Park & Premises” at an RV of £2,100.

The Uniform Business Rate for 2018/2019 is 49.3 p.

Energy Performance

An EPC & Recommendation Report may be downloaded from www.wignallbrownlow.co.uk.

Tenure

We understand the property tenure is Freehold.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

Terms

Offers are invited for the benefit of the freehold interest.

Viewing

Strictly by appointment with Wignall Brownlow.

Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.

**DATE OF PUBLICATION – SEPTEMBER 2018
SUBJECT TO CONTRACT**