TO LET
Uno Bar Central Promenade

Ground floor prominent premises situated on the Promenade at Blackpool, mid way between North Pier and Blackpool Tower.

LOCATION - Ground floor premises are situated on the Promenade at Blackpool, mid way between North Pier and Blackpool Tower. Nearby users are Cahoots, NTK together with Lloyds, which is presently under construction at rear.

Blackpool has a population of approximately 150,000 and is the North-West premier seaside tourist resort. The town is readily accessible from the M55 motorway, this connects to the M6 providing access to the wider motorway network.

SERVICES - It is understood there are main connections to electricity, water and drainage.

TENURE – The premises are available by way of Lease at a rent of £60,000 per annum. Further information on application.

COSTS – The incoming tenant will be expected to meet the landlords costs in connection with the transaction.

PHOTOGRAPHS & PLANS – Any photographs and indicative plans incorporated in these particular are provided for identification purposes only and should not be relied upon.

For further information and to arrange to view contact **nobletts**.com 10 Cedar Square Blackpool Lancashire FY1 1BP.
Telephone: 01253 295599
We are open weekdays 8:30am until 5:00pm.

DESCRIPTION - The premises comprise a ground floor bar fronting onto the Promenade. Internally it is fitted out to a high standard in keeping with its use as Bar premises. There are areas for discos, DJ and fixed seating and the premises are licensed for 375 persons. To the rear are ladies and gents toilets together with cellar and other storage.

ACCOMMODATION - The approximately dimensions of the accommodation are as follows:
Net internal area 187.8m^2 (approx 2,000 sq ft) maximum internal depth 18.2m^2, maximum width 10.3m^2

PLANNING - The premises have a permitted use as a Public House. Interested parties should make their own enquiries with Blackpool Council Planning Department. Tel: 01253 477477

RATING ASSESSMENT - The premises have a rateable value of £28,000. Rates are payable at 44.4p in the £ for the year 2007/2008.

VIEWING - Strictly by appointment with the sole selling agents: Nobletts.com. Contact Peter Noblett on 01253 295599.

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£60,000 per annum

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the investment property market place

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These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. All measurements are approximate and any fixtures and fittings should not be presumed to be included in the purchase price.