



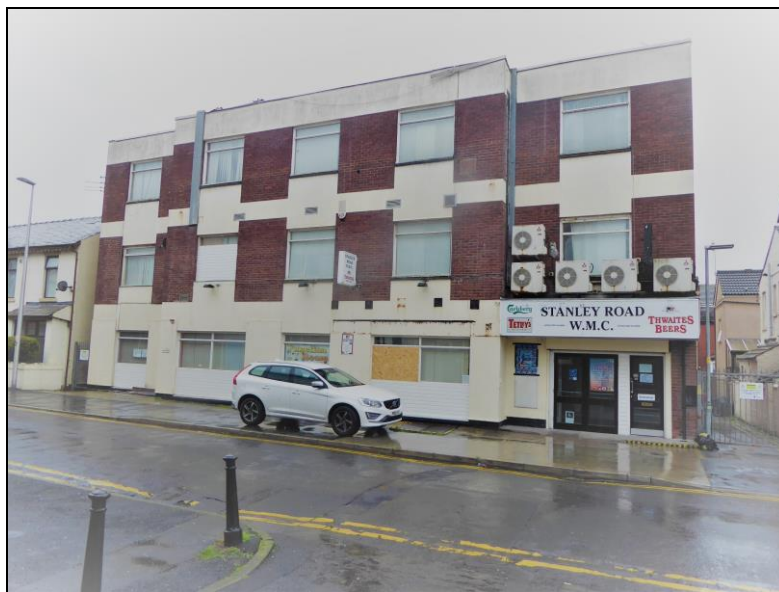
Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

FORMER STANLEY ROAD WMC PREMISES

STANLEY ROAD, BLACKPOOL, FY1 4QL

844.47m² (9,090 sq ft)

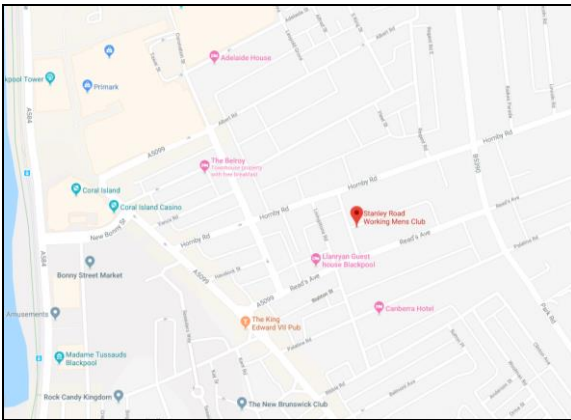


- Central location
- Available with vacant possession
- Suitable for a variety of uses (STP)

0113 2348999

Location

The premises are located fronting the western side of Stanley Road which links Hornby Road (B6263) and Read's Avenue (B5263) within approximately 200m of the seafront and in an area of mixed land use.



Description

The club premises comprise a three storey and cellar detached brick building with flat roof. The concrete floors support internal partitioning forming function and concert rooms, offices, WCs and kitchen. The property has two internal staircases and an internal goods lift.

Accommodation

Floor	Description	M ²	(sq ft)
3	Function & committee rooms, bar & WCs	214.15	(2,305)
2	Function/concert room, bar, kitchen & WCs	251.38	(2,706)
1	Club bar, lounge, WCs & entrance	251.38	(2,706)
Cellar	Beer cellar & stores	127.56	(1,373)
	Total Gross Internal Floor Area	844.47	(9,090)

Tenure

Freehold.

Services

Mains electricity, gas, water and drainage are connected to the property. Prospective purchasers must satisfy themselves with regard to the condition and capacity of services and the mechanical and electrical installations.

Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Club & Premises RV £9,500

The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate

The property has an EPC energy rating of D (76).

Price

Offers in the region of £135,000.

VAT

The price is exclusive of VAT (if applicable).

Legal Costs

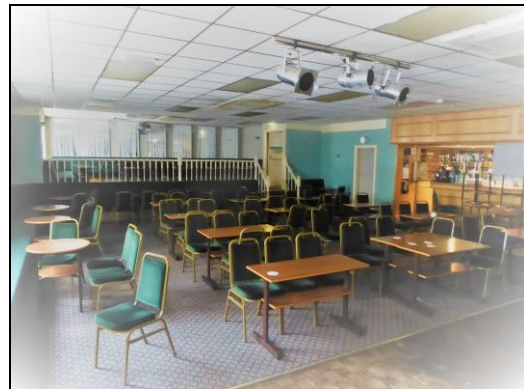
Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
andrew@michaelsteel.co.uk



Our Ref: 2733/A/S
September 2018

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.