



## To Let - Ground Floor Premises suitable for a variety of uses.

Royal Oak, 322 Lytham Road, Blackpool, North West, FY1 6EY

4,500 ft<sup>2</sup> (418.05 m<sup>2</sup>)

- Prominent Position
- Close to South Shore
- Large ground floor
- Suitable for a variety of uses
- External yard area

## Description

The Royal Oak, provides a ground floor retail opportunity in the heart of Blackpool South. It is on a prominent corner position at the Roundabout of Waterloo Road and Lytham Road. The ground floor has potential for ground floor retail use. We understand it extends to circa 4,500 sq ft on the ground floor, with the total site area 0.15 acres, the property has an external loading area to the rear of the property

## Location

Waterloo Road which is a main arterial route for the area. Waterloo Road boasts a wide variety of businesses to include Savers, Pizza Hut, Card Factory, Cash Converters, Bet Fred, Iceland and Scrivens Opticians. Waterloo Road connects directly onto the Promenade and sea front. Lytham Road which is another main arterial route, also has a large number of occupiers including Tesco Express and Subway .

South Shore Blackpool provides a number of attractions including the South Pier, Blackpool Pleasure Beach and the Sandcastle, Blackpool South Train Station is also a short walk from the subject property.

## Accommodation

We have been provided the floor areas by the landlord and understand the ground floor extends to 4,500 sq ft on a gross internal basis.

## Rent and Lease Terms

Details on request

## Planning Use

Currently the ground floor is used as a public house. The ground floor is suitable for alternative uses subject to the necessary planning consents.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Rateable Value £36,500

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030  
[john.fletcher@fletchercre.co.uk](mailto:john.fletcher@fletchercre.co.uk)

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