



FOR SALE

Redevelopment
Opportunity (Subject to
Planning)

**JOB CENTRE
TYLDESLEY ROAD
BLACKPOOL
FY1 5DJ**

LOCATION

The property is located in a corner position at the junction of Tyldesley Road and Princess Street, South Shore, Blackpool. The central retail district and Houndshell Shopping Centre lie approximately 500m to the north, with the promenade and Central Pier approximately 50m to the west.

This is a mixed-use location with a number of residential, office, industrial and retail premises situated in the immediate vicinity. Blackpool South train station is approximately half a mile south of the property and Blackpool North train station (currently undergoing major refurbishment) is approximately 1 mile to the north. This will also form part of the new tram network linking the station with the town centre and onwards to South Shore.

Directly opposite this property is a new residential development along with ancillary retail premises being carried out by Worthington Properties. This scheme will provide new 2-bedroom apartments, largely aimed at the affordable housing market and represents a significant regeneration scheme in the town.

DESCRIPTION

The property comprises a three storey, purpose-built offices premises of traditional construction. The main elevations are of brick construction beneath a multi-pitched, tile covered roof. Windows and doors are of aluminium frame and double glazed. Internally the property comprises a combination of open plan and cellular offices which are to a modern specification and include:

- Suspended ceilings
- Perimeter trunking
- Gas fired central heating
- Hard-wire fire alarms
- WC and kitchen facilities
- Carpet tile floor coverings
- Passenger lift
- Access control doors
- Server rooms
- Wall mounted air conditioning units

Externally there is a 30 space car park (at lower ground floor level and open air ground floor level), accessed from Tyldesley Road.

FLOOR AREAS

The property has a net internal area of approximately 12,000 sq ft, split over three floors.

SALE PRICE

£600,000.

VIEWING
Strictly by appointment

CONTACT
Mark Harrison
01772 769000
mark@pinkus.co.uk

01772 769000
www.pinkus.co.uk

**ROBERT
PINKUS**

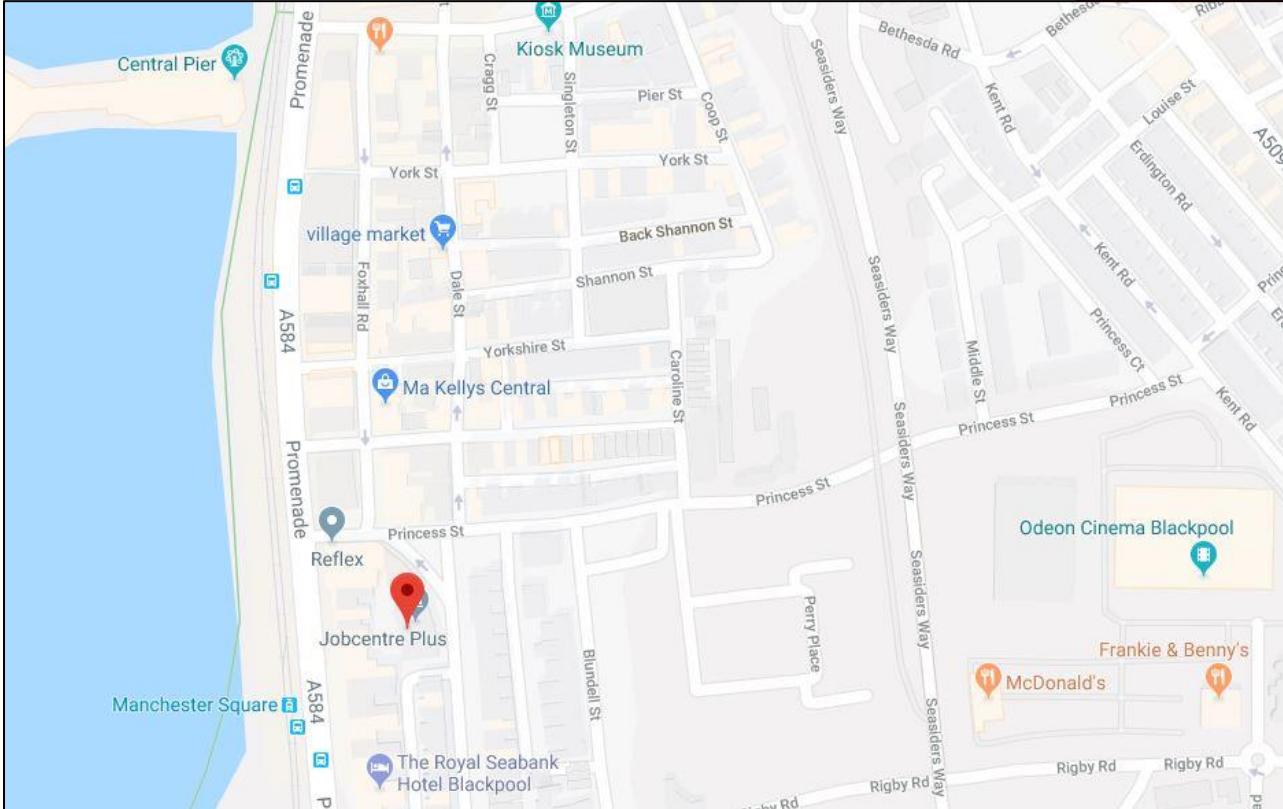
& CO

RATES – R.V. £93,000 (2017 list) Estimated Rates Payable £44,500 (2017/2018).

This property may qualify for business rates relief, please contact Blackpool Borough Council on 01253 477477 or visit www.gov.uk/introduction-to-business-rates for further information.

VAT – All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES - Each party to be responsible for its own legal costs in connection with the transaction.



Display Energy Certificate HM Government
How efficiently is this building being used?

Department of Work and Pensions
Jobcentre Plus
Tyldesley Road
BLACKPOOL
FY1 5DJ

Certificate Reference Number:
9778-1051-0464-0900-0891

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building including for lighting, heating, cooling, ventilation and hot water. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information in the guidance document Display Energy Certificate and advisory reports for public buildings available on the Government's website at: www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Operational Rating
This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

100 would be typical

Total CO₂ Emissions
This tells you how much carbon dioxide the building emits. It allows tonnes per year of CO₂.

Previous Operational Ratings
This tells you how efficiently energy has been used in this building over the last three reporting periods.

Technical Information
This tells you technical information about how energy is used in this building. Consumption data based on actual meter readings.

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1365.75
Asset Rating: Not Available

Administrative Information
This is a Display Energy Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software: OCLC OCEC v3.6.3
Property Reference: 7646970202
Assessor Name: Jonathan Crowley Eng'g Ltd LORSE
Assessor Number: LCEA12008
Accreditation Scheme: OCEC Certification Limited
Employer/Trading Name: Industrial Energy Services Limited
Employer/Trading Address: Pacific House Imperial Way, Reading, RG2 2TF

For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP



ROBERT PINKUS for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representations or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT