

For Sale/To Let

Poole's News and Toys
43 Main Street
Grange over Sands
LA11 6DP



3 No Adjacent Town Centre Shops in Prime Location

Location

The property is situated in one of the best retailing positions in Grange over Sands approximately 100 yards below the roundabout at the "top of the town". There are a number of both national and local multiples in the vicinity in addition to which there is on street car parking nearby as well as one of the town's main car parks approximately 100 yards away.

Description

The premises comprise 3 adjacent and interconnecting shops all of which benefit from a prominent frontage to Main Street. They currently operate as Poole's, News and Toys, the right hand side shop being the news agency whilst the other two shops sell toys and prints. There is extensive storage accommodation at basement level which, due to the slope of the land, is at ground floor level at the rear when accessed from the back of the property.

Accommodation

Ground floor retail space (facing the front of the property)

Right hand side shop – Claire House

Internal width 18' 9"
Shop depth 20' 8"
Ground floor sales area 388 sq ft

Middle shop – Ingwell House

Internal width 13' 10"
Shop depth 20' 5"
Ground floor sales area 282 sq ft

Left hand side shop – Ingwell House

Internal width 11' 8"
Shop depth 17' 9"
Ground floor sales area 207 sq ft

Basement

Extensive storage accommodation with limited headroom in parts. Additional access from rear.

Terms

For Sale: Offers in the region of £250,000 for the freehold interest in the whole of the premises

To Let: Consideration will be given to interested parties taking a lease on the whole of the accommodation. An overall rental of the order of £16,000 p.a. exclusive of rates is anticipated on a lease for multiples of 3 years.

Rateable Value

There are currently two assessments for this property as follows:-

Claire House

Rateable Value £8,300 UBR 48.5p

Ingwell House

Rateable Value £5,500 UBR 48.5p

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

Viewing

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