Chiltern House

Bristol Avenue, Blackpool, FY2



Office Investment with Development Land

10,454 sq ft fully tenanted · 0.3 acres development land

Passing Income

Approximately £73,500 per annum

Asking Price

£995,000 exclusive

Leasehold (freehold available from Blackpool Council). Total site 1.106 acres.

Chiltern House

Bristol Avenue, Blackpool, FY2

Investment Summary

• Three-storey office building on Bristol Avenue, north Blackpool, fully tenanted under three separate leases, together with 0.3 acres of adjacent land suitable for development (STPP).
• Ground Floor – NGT: 10-year lease from October 2022 at £22,000 pa (review October 2027). Tenant breaks 1 October 2025 and 2028.
• First Floor – Rowlands & Hames: 10-year lease from January 2023 at £23,500 rising to £25,500 (years 3–5) then £27,500 (years 6–10). Tenant break 31 December 2029.
• Second Floor – NGT: 10-year lease from October 2022 at £28,000 pa in years 3–5 (review 1 October 2027). Tenant breaks 1 October 2025 and 2028.
• Accommodation: ground 3,180 sq ft, first 3,536 sq ft, second 3,738 sq ft — total 10,454 sq ft. EPC C (expiry September 2023). Total site area 1.106 acres.

Proposal

Asking price £995,000 exclusive. The property and land are leasehold; the freehold is available to purchase from Blackpool Council.

Location

Bristol Avenue, close to its intersection with Moor Park Avenue. Near Blackpool Technology Management Centre. Easy access to Blackpool town centre and the M55.

Important Notice
These particulars are provided as a general guide only and do not form part of any offer or contract. All descriptions, dimensions and references to condition or permissions for use and occupation are given in good faith and are believed to be correct, but prospective purchasers must satisfy themselves as to their accuracy. No representation or warranty is given in relation to the property. Images and plans are for illustrative purposes only. Any reference to alterations or use does not imply that the necessary planning, building regulation or other consents have been obtained. All prices and rents are quoted exclusive of VAT unless stated otherwise. Purchasers must satisfy themselves by inspection or otherwise.