

# Morgan Martin

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For Sale £350,000.00 subject to contract - Investment

🏠 9000 sq ft

**FOR SALE**  
**Layton Institute**  
**Westcliffe Drive**  
**Layton**  
**BLACKPOOL**  
**FY3 7HG**

## **LOCATION**

The property is situated within the busy suburban shopping area of Layton, equidistant from Blackpool town centre and Poulton le Fylde. Westcliffe Road is one of the main vehicular routes out of Blackpool town centre to the east and as a result the property occupies an extremely prominent and busy location.

There is a good mix of local and national occupiers including Co-Operative Convenience Store, William Hill, Sayers, RBS and Tesco as well as a variety of local traders including restaurants and take-aways.

## **DESCRIPTION**

The premises comprise a substantial detached property of brick and slate construction arranged over two floors which presently operates as a private members' club. To the rear of the property is a bowling green. The premises currently provide bar areas/function rooms on ground and first floor and provide the following gross internal floor areas:

Ground Floor:	418.05 sq m	(4,500 sq ft)
First Floor:	418.05 sq m	(4,500 sq ft)
<b>Total:</b>	<b>836.10 sq m</b>	<b>(9,000 sq ft)</b>

Please note these areas have been provided by the clients.

**VACANT POSSESSION/TENANCY**

The buildings can be acquired with vacant possession or alternatively the existing Club operator would remain in occupation of part/whole of the premises on a long/short term lease arrangement at a rent to be agreed.

**PRICE**

We are instructed to quote a price of £350,000.00 subject to contract.



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**Property Brochure**

BLACKPOOL-Layton-Institute-Layton