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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Picture & Photo Framing/Gallery

Reference: 010300

Leasehold Price: £14,000

Tenure Type: Leasehold

DESCRIPTION: An old established business located in the centre of Cleveleys. The fully equipped workshop and Gallery is located on St George Lane in the Town Centre. The open plan unit provides approx. 72sqm including wc and parking space. The business is no longer trading due to bereavement but remains fully equipped and stock included. Current 5 year lease from October 2016, rent £6,285 per annum, landlord will negotiate a new lease.

LOCATION: On St Georges lane which runs between Crescent East and St Georges Avenue in Cleveleys Town Centre.

ACCOMMODATION

Ground Floor: Single fronted double glazed shop front with Gallery area and partitioned wc, open

plan to rear workshop 4.3m x 17m (72sqm).

Exterior: Parking space.

SERVICES: Electric and water services connected

TENURE: Leasehold. 5 year lease from October 2016, rent £6,285 per annum paid $\frac{1}{4}$ in advance. Landlord will consider new lease.

Viewing *STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.*

Unit 2 St Georges House, St Georges Lane, Cleveleys FY5 3LT

