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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.



## **Offices/Commercial Premises**

**Reference: 010747**

**Freehold Price: £350,000**

**27 Elletson Street & 3 Lockwood Ave, Poulton, FY6 7AE**

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

**DESCRIPTION:** Substantial corner 2 storey Victorian property located in Poulton Town Centre in a residential area close to the train station. 15 offices over two floors providing approx. 285sqm in total. Gas central heating. Characterful offices convenient for poulton centre may suite other uses subject to consent.

**LOCATION:** Corner of Lockwood Avenue and Elleston Street in Poulton centre off Breck road opposite poulton train station.

**ACCOMMODATION**

**GROUND FLOOR:** Entrance hall & stairs, 6 offices plus server room, kitchen, Gents & disabled wcs.

**FIRST FLOOR:** 9 Offices, server room, kitchen, ladies & gents wcs.

**SERVICES:** All mains services connected.

