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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.



## Shop Premises

**Reference: 010942**

**No Ingoing - Each party responsible for their own legal fees.**

**52 Highfield Road, Blackpool, FY4 2JA**

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

**DESCRIPTION:** Double fronted sales shop situated in the popular local shopping street of Highfield Road at South Shore. Sales shop area 26sqm plus window display together with rear work room 44sqm, store room 13sqm and wc & whb. Suit a variety of uses subject to landlords consent and any planning if required. Popular area for retail and hospitality. A premises alcohol Licence has been granted (PL2334). All interested parties should make their own enquires with Blackpool Council. New lease available at a commencing rent of £10,000 per annum.

**LOCATION:** On the Northerly frontage of Highfield Road at South Shore. A local shopping area with a mix of retail shops, offices, restaurants, bars and bistros.

**ACCOMMODATION**

**GROUND FLOOR:** Double fronted sales shop 9m x 4m plus two arcade style window displays; rear work room 10m x 3.6m + 2.7m x 1.6m; stock room 5m x 2.6m; wc & whb.

**BUSINESS:** A premises alcohol Licence has been granted (PL2334). All interested parties should make their own enquires with Blackpool Council.

**SERVICES:** Electric and water; storage heaters.

**TENURE:** Leasehold. New lease available commencing rent £10,000 per annum.

