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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.



Former Joiners Workshop

Reference: 010919

Legal Fees - Incoming tenant to be responsible for the landlords legal fees.

Rear of Ribble Road, Blackpool, FY1 4AB

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Brick built two storey building with pitched roof located to the rear of Ribble Road in Blackpool centre. Ground floor in two sections 64sqm including kitchen and wc, roller shutter access plus pedestrian door. First floor 64sqm including workshop, office, kitchen and wc. Total 128sqm. Rent £650 pcm (£7,800 per annum) New FRI lease negotiable. May sell Freehold.

LOCATION: Back Ribble Road is located in Blackpool Town Centre running between Ribble Road and Palatine Road.

ACCOMMODATION

GROUND FLOOR: Main workshop 7.7m x 5.4m roller shutter access 4m wide x 2.2m high, ancillary work shop area 7.6m x 3.1m including kitchen and wc, pedestrian door.

FIRST FLOOR: Workshop area 7.8m x 5.2m. Double loading doors to front, office 3.6m x 3.6m, kitchen and wc 3.8m x 3.2m.

SERVICES: 3 phase electricity and water.

TENURE: Leasehold. New FRI lease at a rent of £7,800 per annum (£650pcm).



