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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.



Office/Showroom/Warehouse & Parking

Reference: 010303

**Freehold Price: £285,000 Offers Over
201 Bristol Avenue, Blackpool, FY2 0JF**

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Single storey detached brick built unit with pitched tiled roof providing showroom and offices to front section with rear dance studio. The building is in excellent order throughout arranged in two parts. A modern showroom/office and private offices and warehouse store with roller shutters approx. 155sqm. Former dance studio to the rear provides studio, changing rooms, store, office and reception approx. 130sqm. Forecourt parking and gated side parking for approx 25 cars in total. Full central heating, double glazing, air conditioning, roller shutter to front window and CCTV throughout.

LOCATION: Bristol Avenue is an established commercial zone close to Kinraig Avenue and Faraday Way Business Park.

ACCOMMODATION

GROUND FLOOR: Retail shop front to showroom L shaped 5.4m x 5.2m (28sqm) + 3m x 3.8m (11.3); open plan office; 2 private office; kitchen 5m x 9 (46sqm); warehouse 7.4m x 9m (67sqm); former dance studio accessed off side car park; reception and waiting room; office; changing rooms; store; shower and wc;

EXTERIOR: Front parking for 10 cars, gated and palisade fencing with tarmacked side parking for approx. 15 cars.

SERVICES: All mains services connected, air conditioning, central heating, double glazing and CCTV.

TENURE: Ground Leasehold 125 years from 2024 from Blackpool Council with peppercorn rent.

