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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.



## **Retail Showroom/Warehouse Investment**

**Reference: 010720**

**Freehold Price: £315,000**

**Unit A, Furness Drive, Poulton le Fylde, FY6 8JS**

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

**DESCRIPTION:** Modern brick built property arranged as a retail showroom and adjoining warehouse with electric roller shutters to both. Showroom approximately 2,400 sqft, warehouse approximately 710 sqft with roller shutter access, mezzanine office/store 345 sqft. 2 wc's, kitchen & shower. Let on a 2 year lease, year 1 rent £24,000 pa and year 2 £25,000.

**LOCATION:** Situated on the popular & well established Poulton Business Park accessed off Garstang Road East (A586) providing access to M55 motorway and the whole of the Fylde Coast.

**ACCOMMODATION**

**GROUND FLOOR:** Double fronted showroom; office; 2 wc's; shower & changing room; kitchen approximately 2,400 sqft. Warehouse approximately 710 sqft, height 2.8m. Roller shutter access. Mezzanine office & store 345 sqft.

**EXTERIOR:** Forecourt parking for 5 cars.

**BUSINESS:** Rent Schedule: 2 year lease from 22nd April 2024, rent £24,000 year 1 & £25,000 year 2.

**SERVICES:** All mains. Gas central heating, gas meter removed.

**TENURE:** Freehold.



