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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/Office

Reference: 011132

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

17a Newton Drive, Blackpool, FY3 8BT

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A modern well presented premises located in a prominent corner position on a busy main road leading in and out of Blackpool Town Centre. 2 modern offices plus fitted kitchen and wc, total area 60sqm. Full double glazing, central heating, intruder alarm and CCTV. Well decorated and in good order throughout with viewing recommended. Suit a variety of uses.

LOCATION: On the corner of Newton Drive and Ridley Street close to its junction at Devonshire Square and the No 3 Public House.

ACCOMMODATION

GROUND FLOOR: Corner office premises 4.4m x 9m (40sqm); rear office 4m x 2.4m (10sqm); half tiled wc and wash hand basin; kitchen with modern fitted units and central heating boiler 2.5m x 3.8m (10sqm);

LOWER GROUND FLOOR: Basement store

EXTERIOR: Enclosed yard.

SERVICES: All main services connected, gas central heating, CCTV and alarm.

TENURE: New lease, rent £7,800 per annum.



