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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.



## Commercial Premises

**Reference: 011106**

**Freehold Price: £65,000**

**52 North Albert Street, Fleetwood, Lancashire, FY7 6AR**

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

**DESCRIPTION:** Mid terraced 2 storey commercial shop unit previously traded as a beauty salon. Four rooms plus toilet and former kitchen plus basement store. Total area approximately 60sqm plus 15sqm basement. Suit variety of uses subject to consent. Requires a level of modernisation including windows and heating. Priced to reflect.

**LOCATION:** On North Albert Street, Fleetwood close to the library and Fleetwood Market.

**ACCOMMODATION**

**GROUND FLOOR:** Single fronted shop 4m x 4m (16); middle room 2.7m x 2.9m with staircase to first floor (8); back room 2.4m x 2m (5).

**LOWER GROUND FLOOR:** Store 3.7m x 4m (15).

**FIRST FLOOR:** Wc & wash hand basin 2m x 2.4m (5); middle room 2.9m x 3.9m (11); front room 4m x 3.8m (15) partitioned into 2 rooms.

**EXTERIOR:** Rear yard.

**SERVICES:** Electricity & water.

**TENURE:** Ground lease, 970 years from 1884.



