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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 Premises

Reference: 011148

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

32 Clifton Street, Blackpool, FY1 1JP

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Leasehold shop premises located in Blackpool town centre adjacent to Talbot Square. Open plan unit with partitioned office, rear store plus kitchen & wc. Total area 63sqm. Parking for 1 car to the rear. New lease at a commencing rent of £10,000 per annum. Suit a variety of uses subject to consent.

LOCATION: On the northerly frontage of Clifton Street.

ACCOMMODATION

GROUND FLOOR: Single fronted shop premises 3.7m x 13m (48sqm) includes a partitioned office 4.4m x 3.3m. Modern suspended ceiling. Rear toilet & kitchen area 3.2m x 1.7m (6sqm); rear store 2.7m x 3.2m (sqm) with fire escape door to the rear.

EXTERIOR: Rear parking for 1 car.

SERVICES: Electricity & water.

TENURE: Leasehold. New lease at a rent of £10,000 per annum.