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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.



## 1st & 2nd Floor Offices

Reference: 011219

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

**1st & 2nd Floor 257 Church Street, Blackpool, FY1 3PB**

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

**DESCRIPTION:** Suite of offices situated in a prime location within the popular offices section of Church Street. 4/5 rooms providing useable floor space of 70sqm (750 sq ft) plus kitchen and wc facilities. Full central heating and parking at rear for 2 cars. New lease available, rent £4,500 per annum.

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**LOCATION:** Situated on the Southerly frontage of Church Street in a busy well known office area.

**ACCOMMODATION**

**GROUND FLOOR:** Entrance hall and stairs;

**FIRST FLOOR:** Rear office 3.6m x 3.3m; ladies & gents wc's; middle office 4.25m x 3.4m; front office 5.3m x 4m;

**SECOND FLOOR:** Rear office 2.8m x 3m; front kitchen 4.9m x 3m;

**EXTERIOR:** Rear parking for 2 cars.

**SERVICES:** All mains services connected and gas central heating.

**TENURE:** Leasehold. New lease available, commencing rental £4,500 per annum. 3 year reviews.