



Call us on 01253 623486  
or Fax: 01253 752068  
Email [info@kaysestates.co.uk](mailto:info@kaysestates.co.uk)  
Web [www.kaysestates.co.uk](http://www.kaysestates.co.uk)

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.



## Office/Shop Premises

**Reference: 009798**

**Price: Legal Fees (Leasehold)**

**Tenure Type: Leasehold**

**DESCRIPTION:** Substantial corner property providing open plan retail or office space. The unit was the old general post office 70 sqm (755 sqft) plus the rear/side old sorting office that now provides a large open plan office/workspace with high open vaulted ceiling 107 sqm ( 1150 sqft) with kitchen area and disabled wc. 3 additional basement stores plus a rear yard partly covered with double steel gates. Suite a variety of uses subject to consent. New Lease available rent £12,500 per annum.

**LOCATION:** On the north Albert Street in Fleetwood a continuation of the main high street close to Fleetwood Market on the corner of Victoria Street.

## ACCOMMODATION

**Ground Floor:** Office accommodation; vestibule Entrance; open plan office 11.4 m x 6m with double doors to open plan office with vaulted open ceiling 10.6m x 10m; disabled wc;

**Basement:** 2/3 Rooms.

**Exterior:** Rear yard with double steel gates partly covered.

**SERVICES:** All mains services connected and central heating. **EPC RATING: D**

**TENURE:** Leasehold. New lease minimum 3 years longer if required rent £12,500 per annum paid monthly in advance

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

**15 North Albert Street, Fleetwood FY7 6AA**

