



## 35 BLUNDELL LANE PENWORTHAM, PRESTON, PR1 0EB

£750 PCM

\*\*\*FULLY FITTED GROUND FLOOR CONVENIENCE STORE AVAILABLE FOR IMMEDIATE OCCUPATION\*\*\* Marie Holmes Estate Agents are delighted to offer for lease this former Newsagents premises, situated in a densely populated residential area in Higher Penwortham at the junction with Blundell Lane and Shaftesbury Avenue. The recently closed shop premises are fitted out to a high standard and there is a huge opportunity for a convenience store retailer to re-establish the existing trade, with the previous operator having limited their range to that of a traditional newsagent. The premises are available with the fixtures and fittings by negotiation or can be removed for alternative use if desired.

The shop has a clean, bright and contemporary feel and layout with open plan sales area, kitchenette, storage room and cloaks W.C. Equipment available by negotiation includes, four single door glass refrigeration units, ice cream serve over display freezer, soft serve ice cream machine, EPOS till system, CCTV, alarm system, food display plinths, bread baskets, display shelving and secure concealed tobacco drawers.

To the front of the premises there is a large tarmac area, ideal for customer parking or space for outdoor seating depending on use.

Please note: The premises offers accommodation on the ground floor only and there is no living accommodation.

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## 35 BLUNDELL LANE

- Fully Fitted Convenience Store/Vacant Shop Premises
- In Popular Densely Populated Residential Location
- Fixtures & Fittings Available by Negotiation
- Recently Closed but Huge Opportunity to Re-Establish
- Storage Area & W.C
- Modern Unit with Aluminium Shop Front
- Off Street Parking/Car Park
- Flexible Lease Terms
- Available Immediately
- CCTV & Alarm System

### Fixtures & Fittings

The fixtures and fittings are available by negotiation.

### Lease Terms

The property is available by way of a new lease agreement for a term of years to be agreed.



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## EPC Rating: Council Tax Band: New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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