

PHOENIX VAPE LOUNGE



**CBD
STOCKISTS**

Artisan Coffee

Licensed Bar

Vape Supplies



CBD & CBG
Cosmetics
Tinctures
Edibles
Drinks

PHOENIX
VAPE LOUNGE

TPD Compliant
Nic-Salts
Shortfills
Hardware
Accessories

CCTV in operation

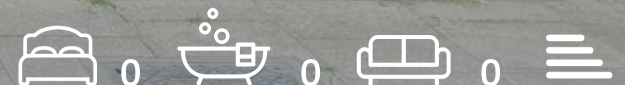


LIKE
REWA

PHOENIX
VAPE LOUNGE

5 Wentworth Street

PE1 1DH



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Prominent Retail / Leisure Unit –
Established Location – £1,345.00 per
calendar month.

An excellent opportunity to acquire a
well-positioned commercial unit on
Wentworth Street, offered at a
competitive rent.

The property has been successfully
operated as a popular vape lounge for
approximately 10 years, building up a
strong local reputation and consistent
customer base. This makes it an ideal
opportunity for a similar business to
continue trading, or for a new occupier to
benefit from the established footfall and
visibility.

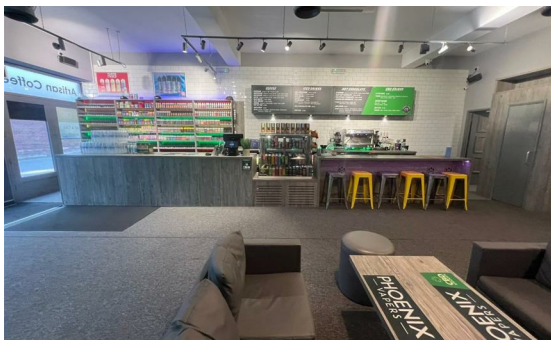
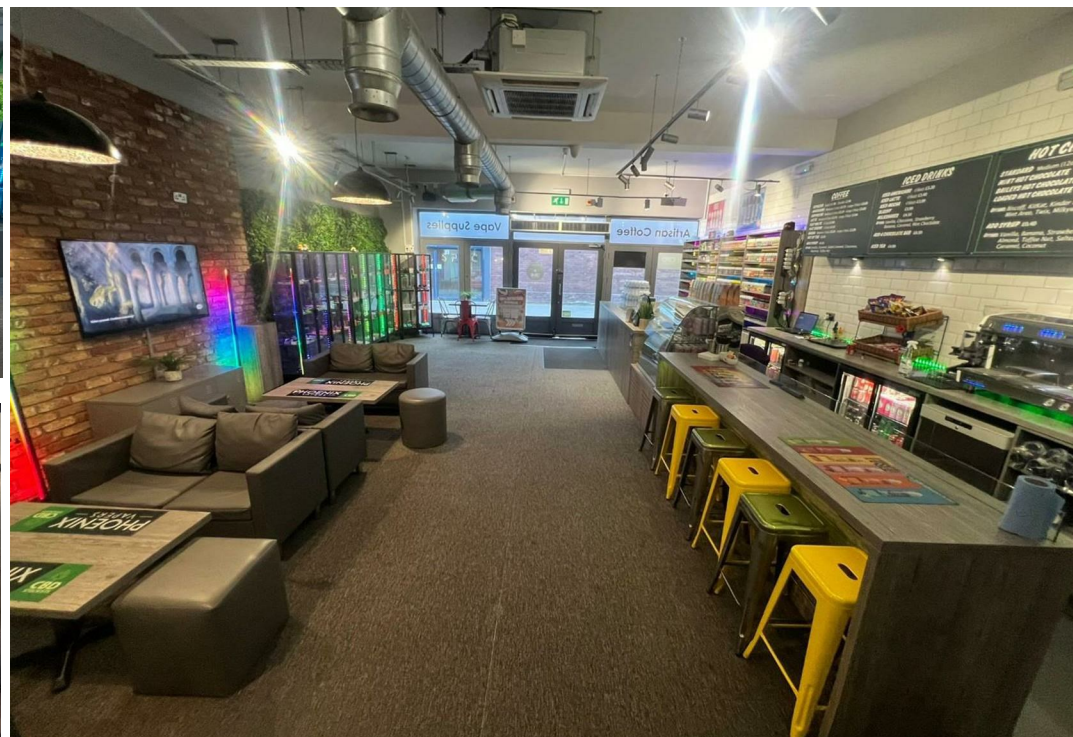
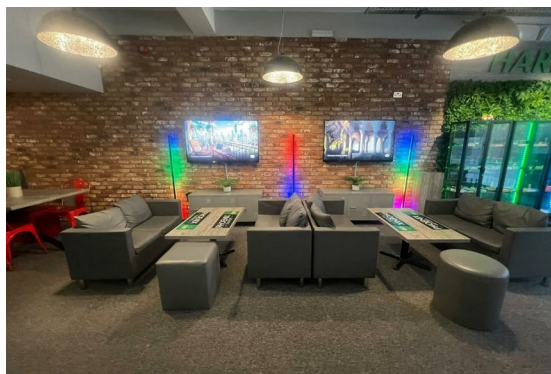
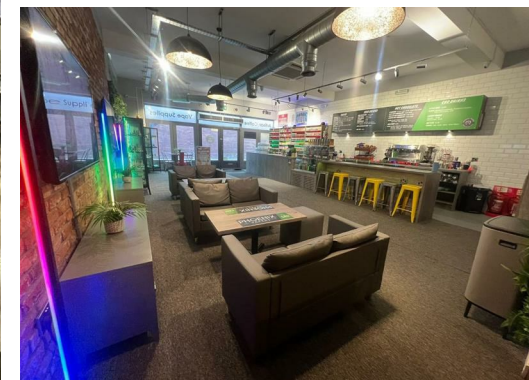
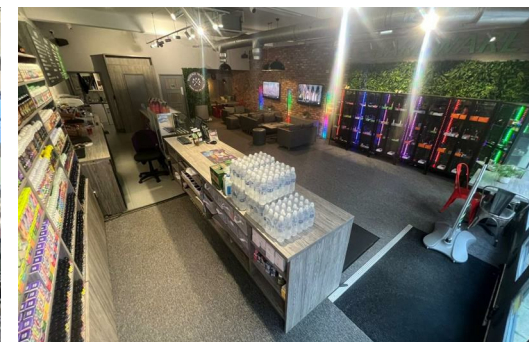
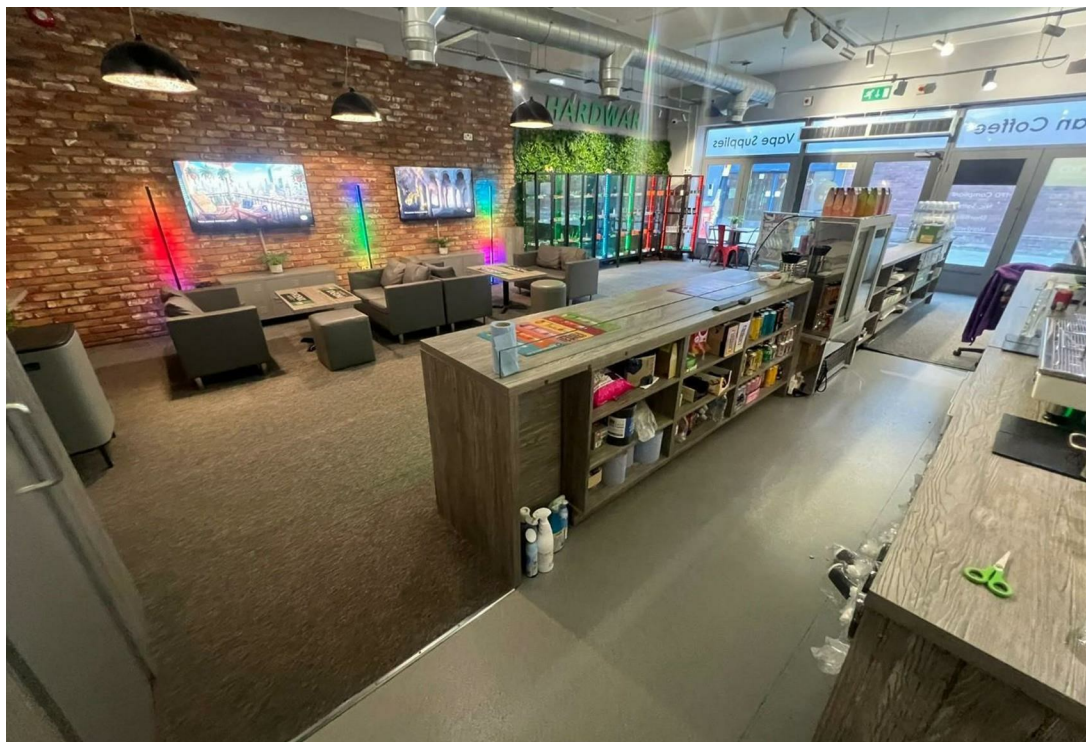
The unit offers a versatile open-plan
layout, suitable for a range of retail or
leisure uses (subject to any necessary
consents). Its prominent position ensures
good passing trade, while the
surrounding area supports a variety of
independent and local businesses.

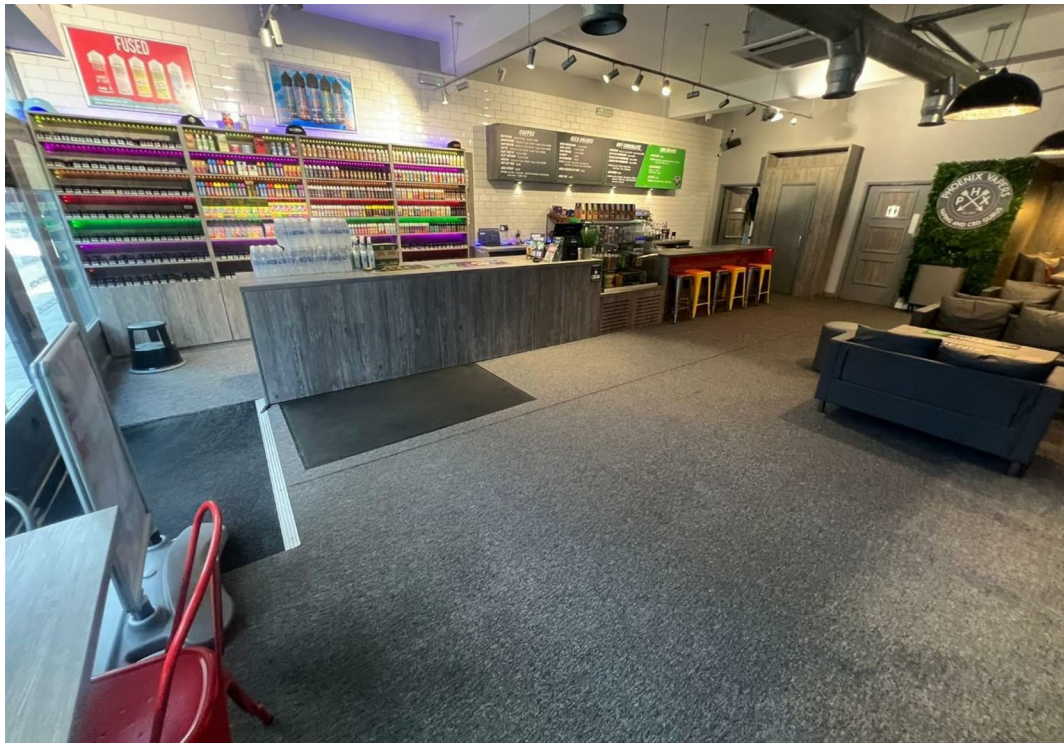
Key Features:

Established commercial location
Previously operated as a successful vape
lounge for 10 years
Strong local customer base and repeat
trade
Versatile retail / leisure space
Prominent position with good footfall

This property would suit a range of
occupiers including retail, vape, café-
style concepts, or other customer-facing
businesses looking to take advantage of
an already proven location.

Early enquiries are highly recommended.

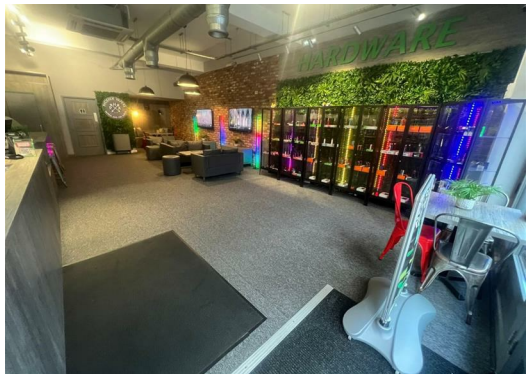
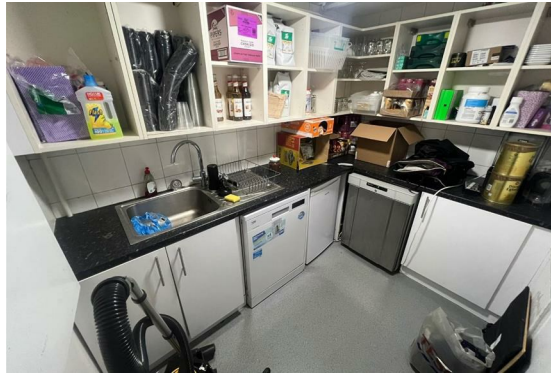




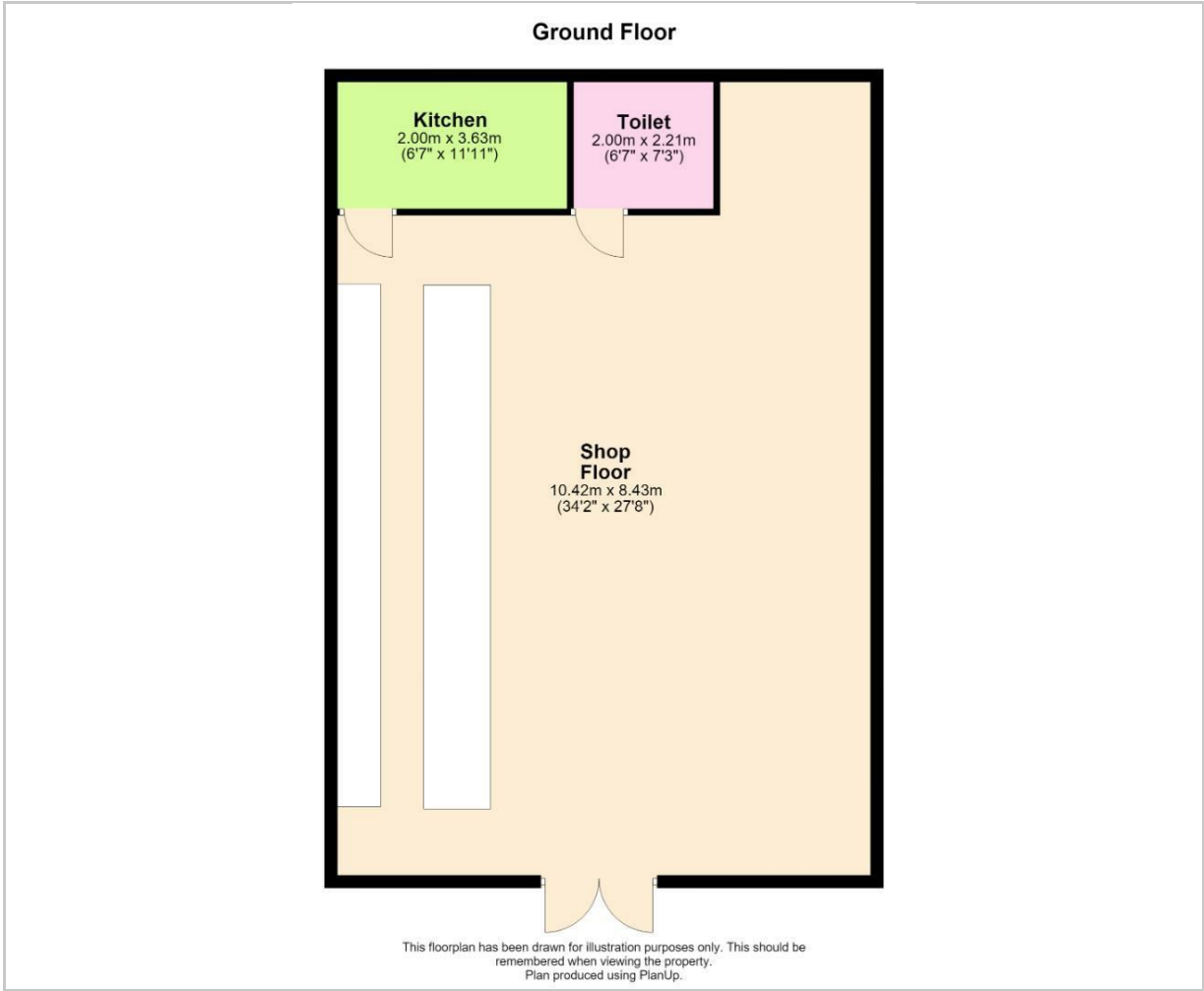
Shop Floor
34'2" x 27'7" (10.42 x 8.43)

Toilet
6'6" x 7'3" (2.00m x 2.21m)

Kitchen
6'6" x 11'10" (2.00m x 3.63m)



Floor Plan



Viewing

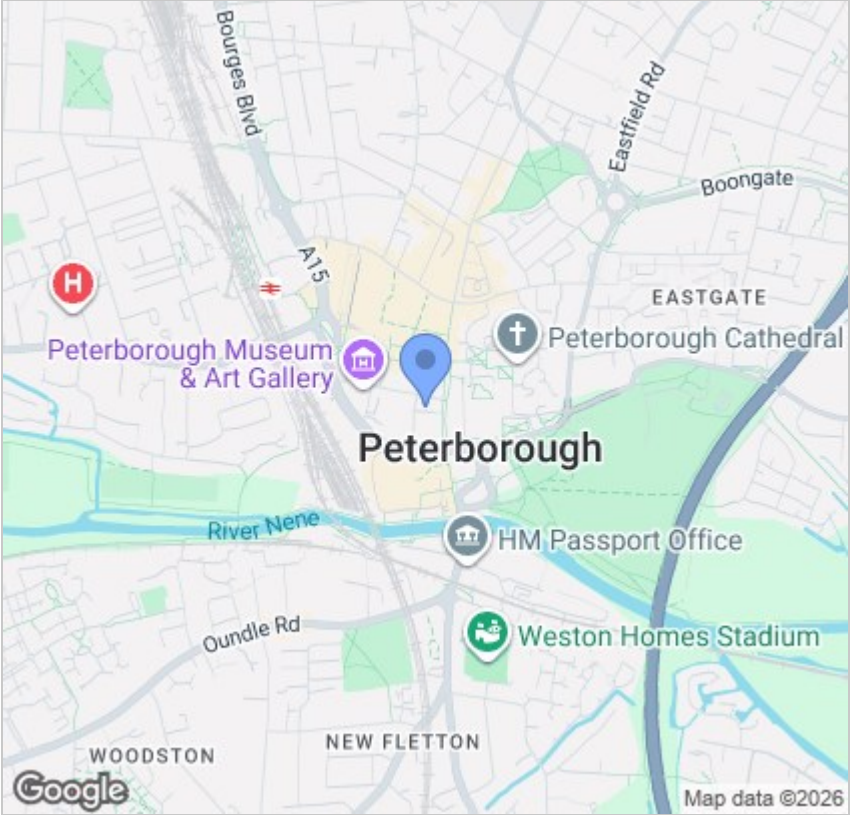
Please contact our Lettings Office on 01733 973673 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

