



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.



### **Shop Premises**

**Reference: 011226**

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

**1/3 Layton Road, Blackpool, FY3 8EA**

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

**DESCRIPTION:** Prominent corner shop premises in a strong local secondary shopping zone at Layton. Shop with corner window display rear store/kitchen total area approx 67sqm. New lease, rent £10,000 per annum. Suit a variety of trades subject to Landlords consent.

**LOCATION:** On the South East corner of Layton Road and Grange Road at its junction with Talbot Road opposite Layton Cemetery. In the same parade as Co-Op local.

**ACCOMMODATION**

**GROUND FLOOR:** Corner sales shop with 2 window displays 6.5m x 8.1m including changing area and wc; stock area/kitchen and wc 5.2m x 4.2m;

**SERVICES:** Electric and water services connected.

**TENURE:** New lease negotiable subject to status, rent £10,000 per annum.

