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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.



## Empty Unit

**Reference: 010635**

**Status: £Sold Subject to Contract**

**Leasehold Price: Legal Fees**

**Tenure Type: Leasehold**

## LOCATION / DESCRIPTION

The property is located in a highly visible location on Queens Square in the town centre of Poulton Le Fylde. Queens Square benefits from a wealth of passing pedestrian and vehicle trade with public car parking nearby. The commercial premises comprises of ground and first floor space. It would suit a variety of uses, subject to landlord and planning consent. Internal viewing is highly recommended.

**ACCOMMODATION**

**Ground floor:** 530 sq ft approx.

**First floor:** 170 sq ft approx.

**Total:** 700 sq ft approx.

**TENURE:** New FRI lease with terms to be negotiated, rent £8,500 per annum.

**Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.  
23 Queens Square, Poulton, FY6 7BW**

