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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.



## Shop & Flat

**Reference: E9537**

**Freehold Price: £89,950**

**Leasehold Price: Legal Fees**

**Tenure Type: Both**

**DESCRIPTION:** Double fronted 2 storey property located in a densely populated residential area of Fleetwood which is a Town immediately North of Blackpool. The mid terraced shop property provides a retail shop previously in use as a Bakery and sandwich shop on the ground floor and a separate residential flat above. The flat is currently vacant. The spacious shop provides approximately 100sqm with rear access and would be suitable for various uses subject to consent. Ground floor available to rent at £600 a month subject to status. Lease terms to be agreed.

**LOCATION:** On Manor Road in Fleetwood which is close to the Esplanade and Broadway the main

road into Fleetwood. In parade of local shops including Costcutter convenience store, Ladies Hairdressers, Barbers, Hot Food Takeaway.

### ACCOMMODATION

**Ground Floor:** Double fronted sales shop 5.6m x 5m with fitted counter; prep area 3.8m x 3.8m; Bakery 9m x 6.5m with Quarry tiled floor; freezer store; cold room; cloakroom; Flat: entrance hall and stairs; kitchen

**First Floor: Flat:** Lounge; bedroom; 2nd bedroom; bathroom.

**Exterior:** Rear covered bin store.

**SERVICES:** Electric with 3 Phase supply and water services connected.

**FREEHOLD OR LEASEHOLD:** Ground floor available to rent at £600 per month subject to status. Lease terms to be agreed.

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

**91 Manor Road, Fleetwood FY7 7HY**



