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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 Premises

**Reference: E9469**

**Price: No Ingoing (Leasehold)**

**Tenure Type: Leasehold**

**DESCRIPTION:** Double glazed single fronted lock up leasehold shop premises situated on Central Drive, Blackpool. Shop area approximately 3.9m x 5m. Yard to rear with outbuilding and wc. New double glazed shop front and recently decorated. New lease available, term negotiable, rent £50 per week. Excellent opportunity, low overheads.

**LOCATION:** On Central Drive in a local parade of shops close to its traffic light junction with Bloomfield Road. Parade includes newsagents, sandwich take away, fish & chip shop and sign

makers.

#### ACCOMMODATION

Ground Floor: Retail area approx 3.9m x 5m;

Exterior: Rear yard with outbuilding and wc;

SERVICES: Electric and water services connected

TENURE: Leasehold. New lease, term negotiable, rent £2,600 per annum (£50).

EPC RATING: F

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

397 Central Drive, Central, Blackpool FY1 5JN

