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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: E9468**

**Price: No Ingoing (Leasehold)**

**Tenure Type: Leasehold**

**DESCRIPTION:** Double glazed single fronted lock up leasehold shop premises situated on Central Drive, Blackpool. Busy main road position close to Bloomfield Road Football Stadium. The shop has been redecorated and new double glazed shop front installed. Shop area approximately 3.8m x 4.9m, store 6.5m x 2.7m plus wc and small rear yard. Previously used as a dog groomers would suit a variety of uses with a Newsagents, Sandwich Takeaway, Fish and Chip Shop and Sign Makers in the parade. New lease, term negotiable, rent £3,160 per annum.

**LOCATION:** On Central Drive in a local parade of shops close to its traffic light junction with Bloomfield Road.

## ACCOMMODATION

**Ground Floor:** Retail area approx 3.8m x 4.9m, rear store 6.5m 2.7m; wc;

**Exterior:** Small rear yard.

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

**TENURE:** Leasehold. New lease, term negotiable, rent £3,160 per annum (£60 per week).

**EPC RATING:** F

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

***391 Central Drive, Central, Blackpool FY1 5JN***

