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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: 009771**

**Price: Legal Fees (Leasehold)**

**Tenure Type: Leasehold**

**DESCRIPTION:** Double fronted premises located in a prominent main road position leading into Blackpool Town Centre. Ground floor double glazed office premises with front and rear area, staff room kitchen and WC. Total area 51 sqm (550 sqft) new lease available rent £5,200pa.

**LOCATION:** On the northerly frontage of Church Street close to its junction with Buchanan Street close to Park Road.

### **ACCOMMODATION**

**Ground Floor:** Double fronted office 3.8m x 5.1m (20 sqm) two steps up to open plan to rear office (4m x 4.1m) rear staff room/kitchen & WC (2.9m x 4.9m).

**Exterior:** Rear Yard.

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

**TENURE:** New lease rent £5,200 per annum.

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

**264 Church Street, Blackpool, FY1 3PZ.**