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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 Premises/Cafe

Reference: 010089

Leasehold Price: Legal Fees

Tenure Type: Leasehold

DESCRIPTION: Single fronted shop premises located in Layton Centre with Co op Food Store and Sayers close by. The shop area is 45 sqm with rear room (previously kitchen) 13 sqm plus prep area 4 sqm + 2 wc's. Previously used as a café the shop would be suitable for a variety of uses subject to landlord consent. New lease available rent £8000 per annum.

LOCATION: On Layton Road in a local shopping parade at Layton next door to Co op food store and Sayers Bakers.

ACCOMMODATION

Ground Floor: Single fronted shop unit 5.2m x 8.8m; ex kitchen area 3.4m x 4m; prep area 1.2m x 3.3m; 2 wc's.

Exterior: Rear yard and store; shared access to flat above.

SERVICES: Electricity & water connected.

TENURE: New lease available. Rent £8,000 per annum. Lease excluded from Landlords & Tenant Act.

EPC RATING: E

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

11/13 Layton Road, Blackpool, FY3 8EA