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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.



Office/shop premises

Reference: 009800

Price: Legal Fees (Leasehold)

Tenure Type: Leasehold

DESCRIPTION: Single fronted office premises located on the busy Whitegate Drive (B5124) that links the town north to south and one of the main arterial routes into the centre. The premises have been previously used as a letting agency. Front office 21sqm with raised open plan rear section 14sqm, hallway with wc and kitchen off plus a private rear office 15sqm. Modern premises would suit a variety of uses. Electric heaters. New lease available, rent £7,500pa.

ACCOMMODATION

Ground Floor: Single fronted double glazed office 3m x 8.4m (25sqm) split level to rear office 3.3m

x 4.2 m (14sqm); rear passage & wc 2.6m x 1.5m (4sqm); kitchen 2.5m x 2.7m (7sqm); private office 3.6m x 4.2m (15 sqm).

SERVICES: Electricity and water services connected, electric panel heaters.

TENURE: New Full Repairing and Insuring lease, rent £7,500 per annum. Incoming tenant to be responsible for the landlord's legal fees.

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

43 Whitegate Drive, Blackpool, FY3 9DG