



Call us on 01253 623486
or Fax: 01253 752068
Email info@kaysestates.co.uk
Web www.kaysestates.co.uk

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/Store

Reference: 010235

Leasehold Price: Legal Fees

Tenure Type: Leasehold

DESCRIPTION: Ground floor office or storage unit located on the corner of Mowbray Drive and Wareham Road in the local trade counter business district. 3 office/stores providing approx. 60sqm with forecourt parking. Available on a new lease at a rent of £380 a month plus service charge of £95 a month. All figures are plus VAT. Suit a variety of uses.

LOCATION: On the South East corner of Mowbray Drive and Wareham Road in the trade counter area. Nearby users include Screwfix, Chadwicks, SS Timber and other trade related businesses.

ACCOMMODATION

Ground Floor: Room 1: 4.1m x 3.6m; **Room 2:** 3.7m x 5m; **Room 3:** 6m x 3.4m + 2.4m x 2.7m; shared wc facilities;

Exterior: Forecourt parking.

SERVICES: Electric and water services connected, billed by landlord.

TENURE: Leasehold. New Lease, rent £4,560 per annum + VAT & Service Charge

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

Unit 1 130 Mowbray Drive, Blackpool FY3 7UN