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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.



## Retail Shop/Showroom

**Reference: 010108**

**Leasehold Price: Legal Fees**

**Tenure Type: Leasehold**

**DESCRIPTION:** A modern retail unit located on Dale Street which is in the holiday area close to Central Pier. The double fronted shop is square in shape and provides approx 102 sqm with total kitchen and WC. The landlord has refurbished the unit to a high standard providing an opportunity to move in and trade. Electric roller shutter to front windows and doors 3 phase electricity supply plus CCTV installed. Full Repairing and Insuring 3 year lease, year 1 rent £5,500, year 2 £6,000, year 3 £6,500 per annum.

**LOCATION:** On the westerly frontage of Dale Street which is two streets back off the promenade close to central pier running south to north between Princess Street and Chapel Street and the proposed new leisure development.

## ACCOMMODATION

**Ground Floor:** Double fronted retail shop 9m x 11.3m (102 sqm) new modern fitted ceiling with inset low energy LED lighting, modern wc ½ tiled with tiled floor; fitted kitchen with tiled floor.

**TENURE:** Leasehold. Full Repairing and Insuring 3 year lease, year 1 rent £5,500, year 2 £6,000, year 3 £6,500 per annum.

**SERVICES:** Electric and water services connected, CCTV, burglar alarm, fire alarm system, 3 phase electric supply, electric roller shutters to doors and windows. **EPC RATING: C**

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

**9/9a Dale Street, Blackpool, FY1 5AF**



