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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

**Reference: 010154**

**Leasehold Price: Legal Fees**

**Tenure Type: Leasehold**

**DESCRIPTION** - Double fronted lock up shop situated in a parade of shops on Church Street which is the main road leading into Blackpool town centre. Retail area 36sq m (360 sq ft) plus rear kitchen and wc. Suit a variety of use subject to consent. New lease available rent £4,500 per annum

**LOCATION** - On the Northerly frontage of Church street close to the junction with Grosvenor Street opposite the Salvation Army building. Mix of office and secondary retail units close to the town centre.

**ACCOMMODATION** - Double fronted shop premises in two sections on split levels with a retail

area of 36sq m. Rear kitchen and wc

**EXTERIOR** - Forecourt and rear parking space

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

**TENURE** - New lease with the term negotiable. Rent £4,500 per annum (£375 a month)

**PRICE** - Incoming tenant responsible for the landlords legal fees.

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

**238 Church Street, Blackpool FY1 3PX**

