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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.



Showroom & 2 Bedroom Maisonette

Reference: 010149

Freehold Price: £300,000

Leasehold Price: No Ingoing

Tenure Type: Both

DESCRIPTION: Showroom premises with 2 bedroom maisonette for Sale or Lease. The premises are situated in a prominent position in the busy all year-round trading location of Waterloo Road in Blackpool. Car parking front and rear. Current business is relocating and has been used as showrooms for a well-known kitchen/bathroom/interior supplier and fitters but would be suitable for a number of uses including retail, offices and catering, subject to planning. Available freehold or leasehold, new lease, rent £30,000 pa. Viewing is highly recommended.

Ground Floor: Main Show room (approx. 1,666 sq. ft.) Open Plan with wood effect and tiled flooring, concealed lighting and glass portioned office areas; wc; workshop (approx. 200 sq. ft);

First Floor: Show room area (approx. 1,093 sq. ft) with wood effect and tiled flooring and concealed lighting; Shower and Toilet;

Second Floor: (approx. 329 sq. ft) Lounge area; Bedroom; Toilet;

Ground Floor: *Maisonette*: Entrance to the rear leading to: Utility area;

First Floor: Lounge; Fitted Kitchen with wall and base units; Master Bedroom;

Second Floor: Double Bedroom;

EXTERIOR: Forecourt parking for 6 cars and rear parking for 6 cars.

SERVICES: The premises have air conditioning and central heating.

TENURE: Freehold or Leasehold. New Flexible lease offered at a rent of £30,000 pa

VIEWING: By appointment through this office.

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

424-428 Waterloo Road, Blackpool FY4 4BL