

**9, 11, 11a Station  
Road, South Shore,  
Blackpool.**

**REF: INV279K**

- \* **Development Opportunity**
- \* **Suitable for a Number of Uses – Subject to P.P.**
- \* **South Shore, Blackpool**
- \* **Close to Promenade and South Pier**
- \* **Currently a Substantial Retail Market**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are delighted to offer this substantial empty retail unit for development.

The unit is currently being used as a Market by our instructed client but is offered with vacant possession and is suitable for a number of uses subject to the relevant planning permission.

The property is situated within close proximity of Blackpool's South Promenade.

**Ground Floor**

**Whole** Open Plan Market Area with suspended ceiling  
Stockroom  
Toilet x 5

**Kebab Shop**

Currently leased on a 7yr lease from 2012 at a Rent of £6,000 pa.



**First Floor Club Premises**

Currently let on a month to month rolling license basis at £700 pcm.

**TENURE:** Freehold

**PRICE:** £495,000

**VIEWING:** By appointment through Kenricks