

**39-41 Lord Street,
Fleetwood**

REF: 0RF089L

- * **Empty Shop Plus 2 Bedroom Apartment**
- * **Fleetwood, Lancashire**
- * **Busy All Year Round Trading Location**
- * **Prominent Corner Position**
- * **Priced to Sell**
- * **Excellent Potential**
- * **Suitable for a Number of Uses**
- * **Viewing Recommended**

DESCRIPTION: Kenricks are pleased to offer this former convenience store with a 2 bed apartment situated above.



The property is situated in a prominent corner position on the busy all year round trading location of Lord St, in the heart of the vibrant Town of Fleetwood Town in Lancashire.

Ground Floor

(approx 551sq ft) with suspended ceiling, non-slip floor, servery counter and refrigerated display cabinet.

Stockroom (approx 156sq ft).

Kitchenette (approx 39sq ft).



Lower Ground Floor

Cellar area with toilet.

Ground Floor

Separate Entrance leading to:

First Floor Apartment

Lounge with wood effect flooring.

Kitchen/Diner.

Bedroom 1.

Bedroom 2.

Bathroom comprising 3 piece suite.



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AGENTS NOTES: The premises are protected by shutters to the front.

BUSINESS: We are informed the business ceased trading in Jan 2018 – no trading accounts available.

TENURE: Freehold.

PRICE: £124,950

VIEWING: By appointment through Kenricks.

