

**84 Lytham Road,  
Blackpool**

**REF: 0RF884K**

- \* Retail Unit
- \* South Shore, Blackpool
- \* All Year Round Trading Location
- \* Currently Trading as a Rock Shop
- \* Suitable for a Number of Uses
- \* Priced to Sell
- \* Viewing Recommended



**DESCRIPTION: \*\*\* AUCTION SALE \*\*\*** On behalf of Pattinsons Auctions, Kenricks are pleased to offer this retail unit for Sale.

The premises are situated in the busy in all year-round trading location of Lytham Road Blackpool.

The shop is currently being used as a rock shop called Rock Bottom selling a range of rock, novelty gifts and soft drinks.

#### **Ground Floor**

Main Shop (approx. 354sq ft.) Open Plan with suspended ceiling, servery counter and shelving to walls.

Kitchen Area to rear (approx. 92sq ft.)

Toilet

#### **Stairs Leading to:**

#### **Lower Ground Floor**

Substantial Cellar Area (approx. 756sq ft.)

**AGENTS NOTES:** The premises are protected by shutters and CCTV Sale subject to the fees, terms and conditions of Pattinsons Auctions.

**TENURE:** Freehold

**STARTING BID:** £30,000

**VIEWING:** By appointment through Kenricks