

**37 Waterloo Road,
Blackpool**

REF: 0RL271L

- * **Empty Retail Unit**
- * **South Shore, Blackpool**
- * **Busy All Year-Round Trading Location**
- * **Suitable for a Number of Uses**
- * **Excellent Potential**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this empty retail unit to Lease.

The premises are situated in the busy all year round trading location of Waterloo Road in South Shore, Blackpool.

The shop has been used as a retail clothes shop but is offered with vacant possession and is suitable for a number of uses.

Ground Floor

Main Shop (approx. 1,721sq ft)
Open plan retail space.

EXTERIOR: Loading bay.

AGENTS NOTES: The incoming tenant maybe responsible for the Landlord's legal fees in this transaction.

TENURE: Leasehold – New flexible lease offered at a Rent of £10,000 per annum.

PRICE: No Ingoing

VIEWING: By appointment through Kenricks 01253 420420.