

**1 Meadow Avenue,  
Fleetwood**

**REF: ORL699L**

- \* Empty Retail Unit
- \* Fleetwood, Lancashire
- \* Corner Property Close to Shops and Amenities
- \* Suitable for a Number of Uses
- \* Priced to Lease
- \* Requires Some Attention
- \* Rent Free Incentive Offered
- \* Cannot Be Used as Convenience/Off Licence
- \* Forecourt
- \* Viewing Recommended



**DESCRIPTION:** Kenricks are pleased to offer this Empty Retail Unit for Lease. The property is situated in a prominent corner position in the all year round trading location of Meadow Avenue in Fleetwood.

The property is suitable for a number of uses with the exception of a convenience store or off licence.

Viewing Recommended.

**Ground Floor (approx. 822 sq ft)**

Main Entrance leading to:  
Open plan shop area with suspended ceiling.  
Rear Shop Area.  
Kitchenette.  
Toilet.  
Storeroom.

**EXTERIOR:** Forecourt.

**AGENTS NOTES:** The premises have an alarm.

**TENURE:** Leasehold – new flexible lease offered at a Rent of £8,500 per annum. The incoming tenant maybe responsible for the Landlord's Legal Fees in this transaction.

**PRICE:** No Ingoing

**VIEWING:** By appointment through Kenricks 01253 420420.

