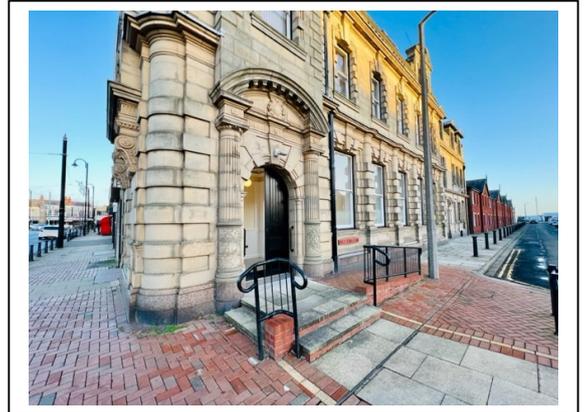


**44 Church Street
Fleetwood**

REF: ORL865L

- * **Empty Retail Unit**
- * **Fleetwood, Lancashire**
- * **Busy All Year Round Trading Location**
- * **Prominent Corner Position**
- * **Lovely Standard Throughout**
- * **Suitable for a Number of Uses**
- * **Priced to Let**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this empty retail unit for Lease. This former NatWest Bank premises is situated in a prominent position at the junction with Lord St and Church St in the heart of Fleetwood's busy Town Centre.

The premises is in lovely order throughout including a fitted kitchen, toilet and underfloor heating installed. The premises has retained its original features including feature entrance doorway.

The premises are suitable for a number of uses and viewing is highly recommended.

Ground Floor (approx. 316sq ft)

Open Plan Foyer and Retail Area with wood effect flooring and decorated to a high standard.

Fitted Kitchen with wall and base units and wood effect flooring.

Fitted toilet and wash basin.

Storeroom.

EXTERIOR: Disabled ramp access to the front.

AGENTS NOTES The property has state of the art underfloor central heating. Original sash windows.

TENURE: Leasehold – New flexible lease offered at a Rent of £6,240 per annum. The incoming tenant maybe responsible for the Landlord's Legal Fees in this transaction.

PRICE: No Ingoing – 3 Months' Rent Deposit

VIEWING: By appointment through Kenricks 01253 420420

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