

**32 Talbot Road
Blackpool**

REF: 0RL310M

- * Empty Retail Unit
- * Town Centre, Blackpool
- * Superb Trading Location
- * Close to Promenade and North Pier
- * Suitable for a Number of Uses
- * In Good Order Throughout
- * Priced to Lease
- * Tremendous Potential
- * Viewing Recommended



DESCRIPTION: Kenricks are delighted to offer this town centre Empty Retail Unit for Lease.

The property is situated in a row of retail and catering units on Talbot Road in the heart of Blackpool's vibrant Town Centre. The unit was formerly used as a skate shop and bike retailer.

The property comprises a generous ground floor retail unit which would be suitable for a number of uses and a rear storeroom.

Viewing is recommended.

Ground Floor (approx. 1,145 sq ft)

Open Plan Retail Unit with period features and ceramic tiled walls.

Store Cupboard.

Rear Storage Area with laminate flooring and bay window.

Wash Basin area with door to the rear of the property.

Toilet.

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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 £9,000 pa.

PRICE: No Ingoing – Landlord Legal Fees

VIEWING: By appointment through Kenricks 01253 420420.

