

**171 Lytham Road
Blackpool**

REF: 0RL332M

- * Empty Retail Unit
- * South Shore, Blackpool
- * Suitable for a Number of Uses
- * Recently Partly Refurbished
- * New Electric Roller Shutter
- * Flexible Terms
- * Forecourt Car Parking for 1 / 2 Motor Vehicles
- * Viewing Recommended

DESCRIPTION: Kenricks are pleased to offer this Empty Retail Unit for Lease.



The premises is situated in the popular trading location of Lytham Road, South Shore, Blackpool.

The premises has been partly renovated but still needs some attention and is suitable for a number of uses.

Viewing Recommended.

Ground Floor

Main Entrance leading to:

Open Plan Shop Area (Approx. 397 sq. ft.) with heavy duty vinyl flooring and the shop has been recently decorated.

Kitchen.

Bathroom.

Lower Ground

Large Cellar Area used for storage.

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EXTERIOR: Forecourt Car Parking to the front of the property for 1 / 2 motor vehicles.

AGENTS NOTES: The premises has double glazing. The shop has a newly installed Electric Roller Shutter.

TENURE: Leasehold – New flexible lease offered at a Rent of £9,000 per annum.

PRICE: No Ingoing. Incoming tenant may be responsible for Landlord's Legal Fees.

VIEWING: By appointment through Kenricks - 01253 420420.

