

**268 & 272 Church Street
Blackpool**

REF: MIS408M

- * **Former Car Showroom / Garage**
- * **Central Blackpool**
- * **Main Road Location**
- * **Close to Town Centre**
- * **Suitable for a Number of Uses**
- * **Priced to Lease**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this rare leasehold opportunity.

This former car showroom / garage is situated in the desirable commercial location of Church Street, close to the Town Centre, Blackpool.

This opportunity comprises a main workshop with office and toilet, a large main road forecourt, with an additional yard to the rear and the adjacent 268 Church Street which is ideal for storage.

Viewing recommended.



REF: MIS480M

272 Church Street (approx. 650 sq.ft)

Main Entrance via Forecourt leading to:

Main workshop (approx. 517 sq. ft) with manual vision roller shutters and rubberised flooring with access to the rear.

Office (approx. 107sq ft) waiting area with seating.
Toilet.

268 Church Street (approx. 239 sq.ft)

Suitable for storage, could be Let separately if desired.

EXTERIOR: Forecourt for 6 Motor Vehicles and a driveway and yard to the rear for further 5/6 Motor Vehicles.

AGENTS NOTES: The premises have water and electricity supply. Manual vision shutters to the front on both units with adjacent gated access leading to a door at the rear of the main unit.

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 + Deposit of 3 Months' Rent

VIEWING: By appointment through Kenricks 01253 420420

