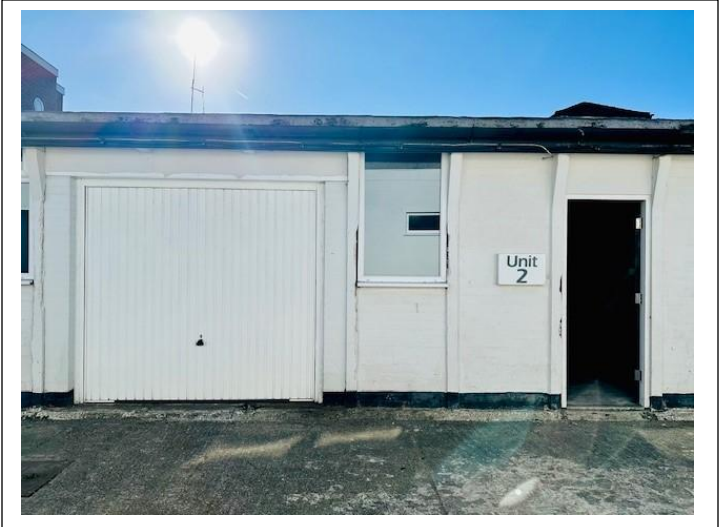


**Unit 2,  
13 London Street  
Fleetwood**

**REF: MIS436M**

- \* **Workshop / Lock Up**
- \* **Fleetwood Town Centre**
- \* **Suitable for a Number of Uses**
- \* **Secure Gated Access**
- \* **Brick Built with Concrete Roof**
- \* **Electricity Included within the Rent**
- \* **Priced to Lease**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are pleased to offer this Workshop / Lock Up for Lease.

This brick-built workshop is situated to the rear of London Street in Fleetwood, with secure gated access, being close to Fleetwood Town.

The property benefits from having a concrete roof and electricity.

Viewing Recommended.

**Ground Floor (approx. 527.4 sq. ft.)**

Open Plan Workshop area with LED rectangular panel lighting and 10 x electric sockets.

**EXTERIOR:** Alley way with secure gated access.

**REF: MIS436M**

**AGENTS NOTES:** The property is offered with vacant possession.  
The electricity is included within the rent.  
We are informed that business rates do not currently apply to this property.

**TENURE:** Leasehold – New flexible lease offered at a rent of £500 per calendar month. Incoming tenant may be responsible for landlord's legal fees in this transaction.

**PRICE:** No Ingoing

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

