

**210 Dickson Road,
Blackpool**

REF: 0RL479M

- * Empty Retail Unit
- * North Shore, Blackpool
- * All Year-Round Trading Location
- * Priced to Lease
- * 2 Month's Rent-Free Incentive Offered
- * Suitable for a Number of Uses
- * Good Condition Throughout
- * Substantial Ground Floor Property
- * Viewing Recommended



DESCRIPTION: Kenricks are delighted to offer this substantial ground floor retail unit to lease.

The premises is situated on the busy all year-round trading location of Dickson Road in North Shore, Blackpool. The location benefits from a good footfall and having close proximity to both the Town Centre as well as the popular residential area of North Shore.

The property would be suitable for a number of uses (subject to planning permission) and is offered with 2 months' rent-free incentive.

Viewing is recommended.

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Ground Floor (approx. 1,210 sq. ft.)

Open Plan Main Shop with suspended ceiling, tiled flooring, PVC panelling to the walls and elevated rear area leading to:

Kitchen.

Toilet.

Store Cupboard.

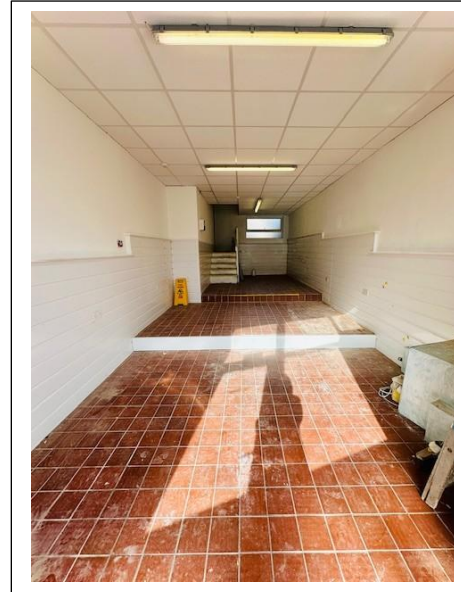
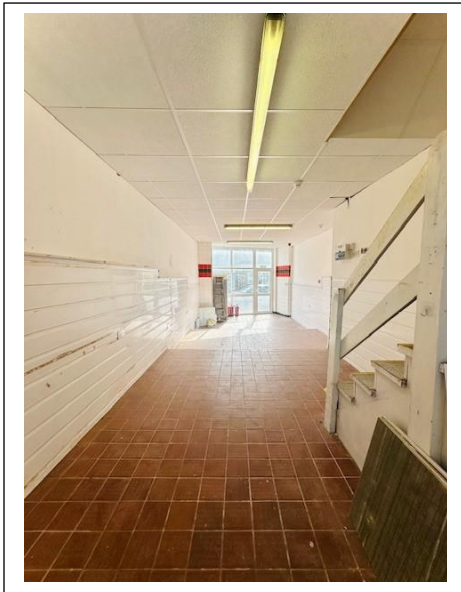
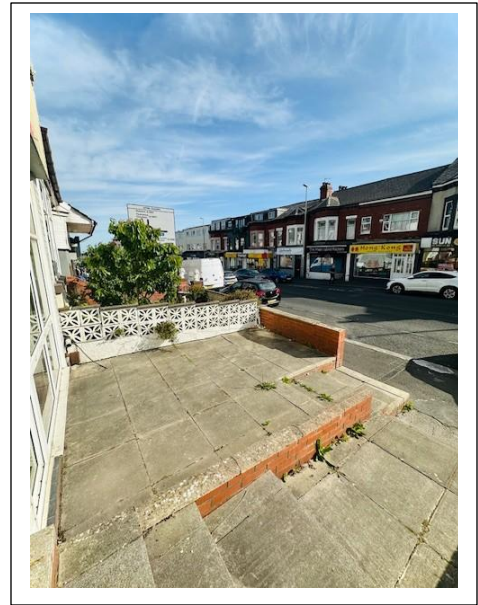
EXTERIOR: There is a Paved Forecourt Area to the front of the property and a Yard to the rear with access to 2 x External Storerooms.

AGENTS NOTES: The premises is double glazed and has an L2 Fire alarm system installed. Incoming tenant may be responsible for Landlords legal fees.

TENURE: Leasehold. New flexible lease offered at a rent of £10,000 pa.

PRICE: No Ingoing.

VIEWING: By appointment through Kenricks 01253 420420.



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