

**19-21 Birley Street  
Blackpool**

**REF: 0RL490M**

- \* Empty Retail Unit
- \* Town Centre, Blackpool
- \* Excellent All Year Round Trading Location
- \* Substantial 2 Storey Retail Premises
- \* Total Area Approx. 4,190 sq. ft
- \* Suitable for a Number of Uses
- \* Car Parking for 4 Motor Vehicles
- \* In Good Order Throughout
- \* Excellent Potential
- \* Viewing Recommended



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

This substantial 2 storey building is situated in Birley Street an excellent all year round trading location in the heart of Blackpool's vibrant Town Centre.

The premises is suitable for a number of uses and benefits from having 4 parking spaces to the rear.

Viewing highly recommended.

**Ground Floor (approx. 2,095 sq ft)**

Modern Open Plan Retail Area (approx. 1,867 sq.ft)  
Office.

3 x Utility Rooms

**First Floor (approx. 2,095 sq.ft)**

Modern Open Plan Retail Area (approx. 1,729 sq.ft)  
with laminate flooring throughout.

Office Area/Storage Area.

Kitchenette

Utility Room

2 x Toilet



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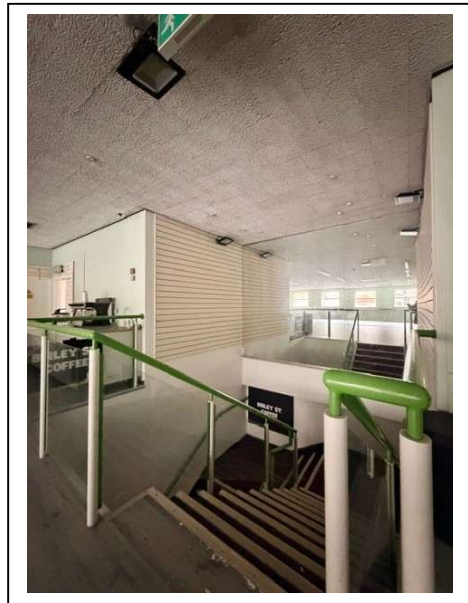
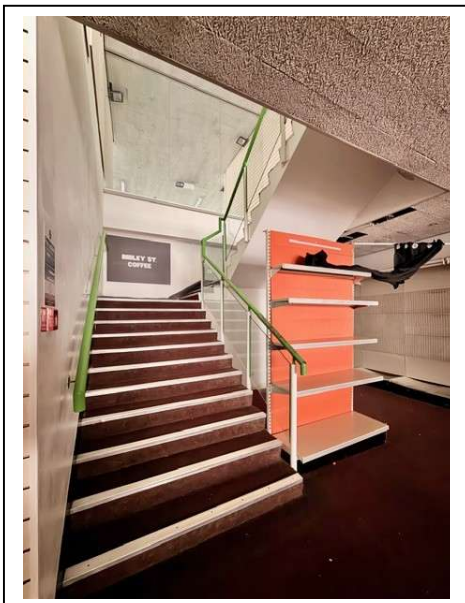
**EXTERIOR:** Car park to the rear providing parking for 4 motor vehicles.

**AGENTS NOTES:** The premises has air conditioning & HVAC units. The incoming tenant maybe responsible for Landlord Legal Fees in this transaction.

**TENURE:** Leasehold – New flexible lease offered at a Rent of £35,000 per annum.

**PRICE:** No Ingoing.

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



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