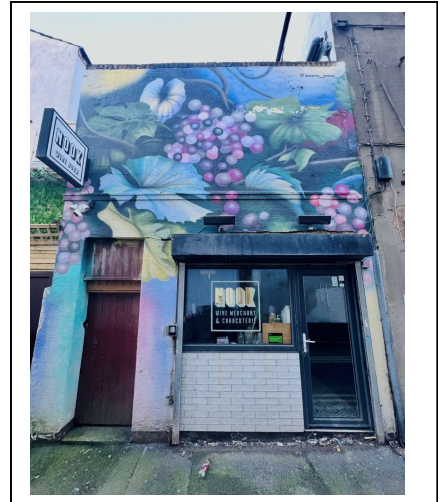


**1 Cheapside
Blackpool**

REF: 0CL492M

- * Empty Unit with Roof Top Terrace
- * Central Blackpool
- * Superb All Year-Round Trading Location
- * Not to be Used as Licensed Premises
- * Suitable for a Number of Uses Subject to Planning Permission.
- * 36 Covers
- * Priced to Lease
- * Excellent Business Opportunity
- * Viewing Recommended



DESCRIPTION: Kenricks are delighted to offer this empty unit for lease.

The premises is situated in the busy trading location of Cheapside adjacent to the central shopping district in Blackpool Town Centre.

Formerly trading as Nook Bar, however the landlord requires that the unit is not used as licenced premises.

The premises is suitable for a number of uses subject to planning permission.

Ground Floor Empty Unit (approx. 170 sq ft)

Compact Open Plan Area with tiled flooring, integrated spotlights, wood panelled fitted counter with tiled surface, a table and bench seating for 6 covers.

A small range of equipment including stainless steel sink unit, 2 x undercounter fridges, coffee machine and glass wash. Built in cupboards behind the counter.

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EXTERIOR:

Separate Entrance leading to:
Private alley
Toilet.

Stairs leading to:

Private Roof Terrace (approx. 271 s.ft)

Catering for 30 covers

AGENTS NOTES: The unit has seating for 6 covers inside and room for 30 covers on the private roof terrace with halogen heaters. The unit is protected by electric steel shutters and heated by small HVAC units.

TENURE: Leasehold – New flexible lease offered at a rent of £7,500 per annum. The incoming tenant may be responsible for landlords' legal fees.

PRICE: No Ingoing

VIEWING: By appointment through Kenricks 01253 420420.

