

**17 Birley Street
Blackpool**

REF: 0RL504M

- * **Modern Retail Unit**
- * **Town Centre, Blackpool**
- * **Fantastic All Year Round Trading Location**
- * **In Excellent Order Throughout**
- * **Suitable for a Number of Uses**
- * **Car Parking for 3 Motor Vehicles**
- * **Viewing Recommended**



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

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

The premises has been fitted out to an extremely high standard and is suitable for a number of uses and benefits from having 3 parking spaces to the rear.

The retail unit currently is in use by the owner, who operates as a travel agent, but the unit will be offered with vacant possession.

Viewing highly recommended.

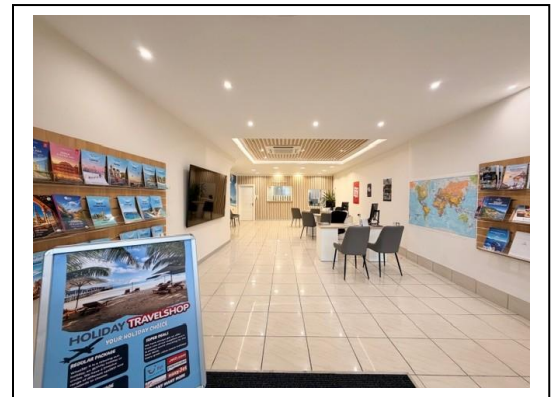
Ground Floor

Modern Open Plan Retail Area (700 sq. ft.)

Rear private Office area with incorporated cashier's desk.

Kitchenette.

WC



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EXTERIOR: Car park to the rear providing parking for 3 motor vehicles.

AGENTS NOTES: The premises has air conditioning & HVAC units and benefits from a 3 phase electricity supply.
The business rates will be zero rated from April 2026.
The vendor may consider selling the business in a separate transaction.
The incoming tenant maybe responsible for Landlord Legal Fees in this transaction.

TENURE: Leasehold – New flexible lease with a minimum term of 2 years offered at a Rent of £16,000 per annum.

PRICE: 1 month rent in advance plus 1 month security deposit.

VIEWING: By appointment through Kenricks 01253 420420.

