

**13 Dale Street  
Blackpool**

**REF: 0RL550M**

- \* Empty Retail Unit
- \* Town Centre, Blackpool
- \* Prominent Corner Position
- \* All Year-Round Trading Location
- \* Close to Town Centre,  
Entertainment and Amenities.
- \* Suitable for a Number of Uses
- \* Priced to Lease
- \* Viewing Recommended



**DESCRIPTION:** Kenricks are pleased to offer this Empty Retail Unit for lease.

The shop is situated in the all year-round trading location of Dale Street in the vibrant Blackpool Town Centre.

The premises is in working order throughout and is suitable for a number of uses.

Viewing recommended.

**Ground Floor (Approx. 615 sq. ft.)**

Main Entrance leading to:

Main Retail Area (approx.477 sq ft) with concealed lighting leading to:

Office (approx.104 sq ft) with wood laminate flooring.

Kitchenette (approx.34 sq ft).

Toilet



**REF: 0RL550M**

**AGENTS NOTES:** The premises has double glazing and is electric only.

**TENURE:** Leasehold – New flexible lease offered at a rent of £4500 per annum month. Incoming tenant may be responsible for landlord's legal fees in this transaction.

**PRICE:** No Ingoing

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

