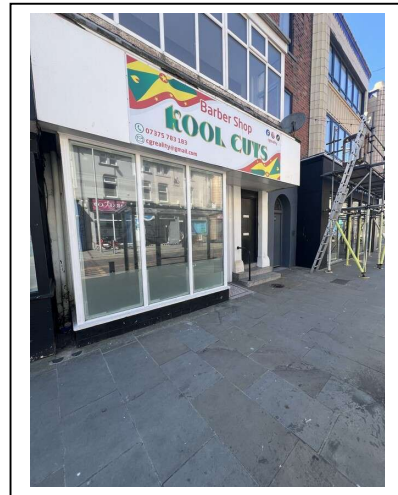


**109 Topping Street  
Blackpool**

**REF: 0RL567M**

- \* **Empty Retail Unit**
- \* **Town Centre, Blackpool**
- \* **Busy All Year Round Trading Location**
- \* **Suitable for a Number Uses**
- \* **In Lovely Order Throughout**
- \* **Flexible Lease Terms**
- \* **Priced to Let**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are pleased to offer this empty retail unit to Let.

The premises are situated in the busy all year-round trading location of Topping Street in Blackpool Town Centre.

The premises was formerly used as a barbers and is in good order throughout, it is protected by internal roller shutters and is suitable for a number of uses subject to planning permission.

**Ground Floor**

Main Retail Area (approx.371 sq. ft) with wood laminate flooring and spotlights.

Storage Area (approx. 21 sq. ft)

Toilet.

Steps leading to:

Utility Room (approx.106 sq. ft) with shower.

Kitchenette (approx.71 sq. ft) with sink and base units.

**REF: 0RL567M**

**EXTERNAL:** Small private gated yard to the rear leading to the alley.

**AGENTS NOTES:** This retail unit is electric only with water connected.

**TENURE:** Leasehold – New flexible lease offered at a Rent of £6,500 per annum. Incoming tenant is responsible for Landlords legal fees.

**PRICE:** No Ingoing.

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

