

**124 Church Street
Blackpool**

Ref No: 0RL042L

- * Empty Retail Unit
- * Central Blackpool
- * Busy all Year Trading Location
- * Suitable for a Number of Uses
- * Priced to Let
- * Excellent Potential
- * Viewing Recommended

DESCRIPTION: Kenricks are pleased to offer this empty retail unit for Lease.

The premises are situated on the busy all year-round trading location of Church Street close to the junction with Topping Street in Central Blackpool.

The premises have previously traded as a Tattoo Studio and is currently trading as a toy shop but is suitable for a variety of uses and will be offered with vacant possession.

Ground Floor (approx. 282 sq. ft.)

Main Shop with suspended ceiling and tiled floor.

First Floor

Storeroom (approx. 54 sq. ft.)

Storeroom (approx. 159 sq. ft.)

Kitchenette with Shower and Toilet.

AGENTS NOTES: The incoming tenant maybe responsible for landlords' legal fees in this transaction.

TENURE: Leasehold – New Lease or Licence available at a rent of £7,000 pa.

LEASEHOLD PRICE: No ingoing. Deposit £500.00

VIEWING: By Appointment through Kenricks 01253 420420.

