

**333, Red Bank Road,
Bispham**

REF: 0RL835L

- * **Empty Shop**
- * **Bispham, Lancashire**
- * **Situated in a Row of Shops**
- * **Busy All Year-Round Trading Location**
- * **Priced to Lease**
- * **Forecourt Trading**
- * **Suitable for a Number of Uses**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this empty shop for lease.

The shop is situated in the busy and popular all year-round trading location of Red Bank Road in Bispham Village in Lancashire.

The shop currently operates as a fruit and veg shop but will be let as an empty shop with the potential for various uses.

Viewing recommended.

Ground Floor (Approx 675sq. ft)

Main Shop is open plan with suspended ceiling with integrated lights, air conditioning.

Kitchenette.

Storage Area.

Toilet.

Exterior: Forecourt.

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AGENTS NOTES: The property is protected by a roller shutter to the front and a fire alarm.

TENURE: Leasehold – 4-year lease at a Rent of £16,200 per annum including VAT. Rent Bond Deposit of £4,050 (equivalent to 3 months' rent). Landlord's Legal Fees to be paid by the incoming tenant.

PRICE: No Ingoing

VIEWING: By appointment through Kenricks 01253 420420.

