

**280 Church Street,  
Blackpool**

**REF: 0RL912L**

- \* Empty Retail Unit/Offices
- \* Town Centre, Blackpool
- \* Superb All Year Round Trading Location
- \* Prominent Corner Position
- \* In Good Order Throughout
- \* Suitable for a Number of Uses
- \* Additional Office Space Above if Required
- \* Flexible Lease
- \* Priced to Lease
- \* Forecourt and Car Parking to the Side
- \* Viewing Recommended



**DESCRIPTION:** Kenricks are delighted to offer this Empty Retail Unit/Offices for Lease. The premises are situated in a prominent corner position in the busy all year round trading location of Church Street in Central Blackpool.

The premises have been previously used as a Health and Nutrition shop but would be suitable for a number of uses including both Retail and Offices.

Viewing Recommended

**Ground Floor**

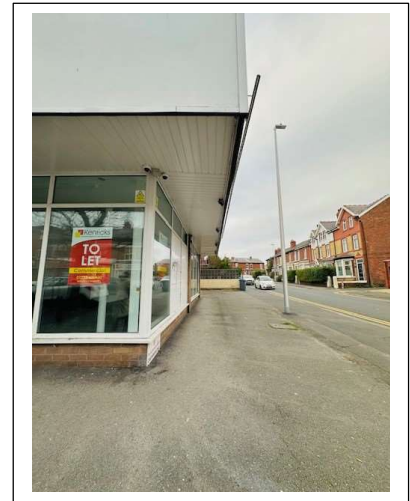
Main Entrance leading to:

Open Plan Area (approx. 473sq ft) with suspended ceiling and carpet.

Kitchenette with laminate flooring and rear access door.

Toilet.

**EXTERIOR:** Forecourt. Car parking to the side.



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**AGENTS NOTES:** 278 Church Street (approx. 340sq ft) is the adjoining property and is also available if desired.

**TENURE:** Leasehold – New flexible lease offered at a Rent of £9,000 per annum. The incoming tenant maybe responsible for the Landlords Legal Fees in this transaction.

**PRICE:** No Ingoing

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

