

**102 Topping Street
Blackpool**

REF: 0RL031M

- * **Empty Shop Premises**
- * **Town Centre, Blackpool**
- * **Busy All Year-Round Trading Location**
- * **Excellent Trading Position**
- * **Low Rent, Flexible Terms**
- * **Suitable for a Number of Uses**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this empty shop premises for lease. The premises is situated in a busy all year-round trading location of Topping Street, Central Blackpool and has been trading as a gift shop for the past 3 years but is being offered with vacant possession.

Ground Floor (Approx. 170 sq. ft.)

Main Shop - Open Plan with tiled flooring, suspended ceiling and PVC cladded wall covering. There is access to the rear of the shop to a concealed courtyard.

AGENTS NOTES: The property has electric only with a smart meter installed. The property is exempt from business rates.

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TENURE: Leasehold - New Flexible lease / license offered at a Rent of £4,000 pa.

PRICE: No Ingoing. The incoming tenant may be liable for landlord's legal fees.

VIEWING: By appointment through Kenricks

