

**1 Dickson Road,
Blackpool**

REF: BC159M

- * **Empty Retail Unit**
- * **Prime Town Centre Location**
- * **All Year-Round Trading**
- * **Close Proximity to New Development Site**
- * **Priced to Lease**
- * **Suitable for a Number of Uses**
- * **Ground Floor, Plus Basement**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are delighted to offer this Empty Retail Unit to lease in a fantastic Town Centre Location.

The premises are situated in a prime position being very close proximity to Blackpool's New Development Site, in a fabulous all year-round trading location.

Viewing recommended.

Ground Floor (Approx. 540 sq. ft.)

UPVC Entrance leading to an Open Plan Shop with suspended ceiling and laminated flooring.

Stairwell to Basement.

Lower Ground Floor (Approx. 140 sq. ft.)

Open Plan Area with tiled floor.

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TENURE: Leasehold. New Flexible Lease available at a rent of £10,500 pa. The incoming tenant maybe responsible for the Landlords Legal Fees in this transaction.

PRICE: No Ingoing.

VIEWING: By appointment through Kenricks 01253 420420.

