

**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 £10,000 pa.

**PRICE:** No Ingoing.

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

