

**210 Dickson Road  
Blackpool**

**REF: 0RL479M**

- \* Empty Retail Unit
- \* North Shore, Blackpool
- \* All Year-Round Trading Location
- \* Priced to Lease
- \* 2 Month's Rent-Free Incentive Offered
- \* Suitable for a Number of Uses
- \* Good Condition Throughout
- \* Substantial Ground Floor Property
- \* Viewing Recommended



**DESCRIPTION:** Kenricks are delighted to offer this substantial ground floor retail unit to lease.

The premises is situated on the busy all year-round trading location of Dickson Road in North Shore, Blackpool. The location benefits from a good footfall and having close proximity to both the Town Centre as well as the popular residential area of North Shore.

The property would be suitable for a number of uses (subject to planning permission) and is offered with 2 months' rent-free incentive.

Viewing is recommended.

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**Ground Floor (approx. 1,210 sq. ft.)**

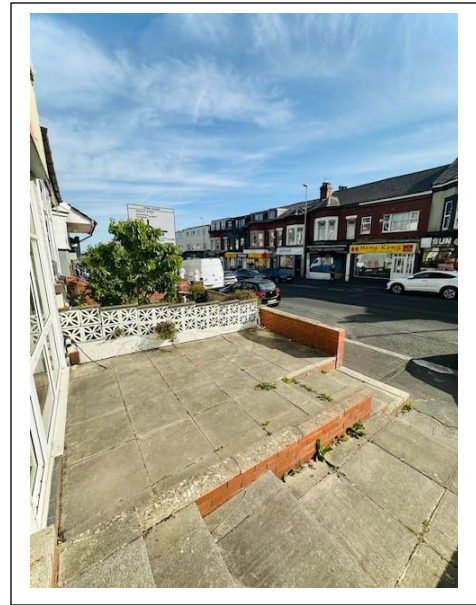
Open Plan Main Shop with suspended ceiling, tiled flooring, PVC panelling to the walls and elevated rear area leading to:

Kitchen.

Toilet.

Store Cupboard.

**EXTERIOR:** There is a Paved Forecourt Area to the front of the property and a Yard to the rear with access to 2 x External Storerooms.

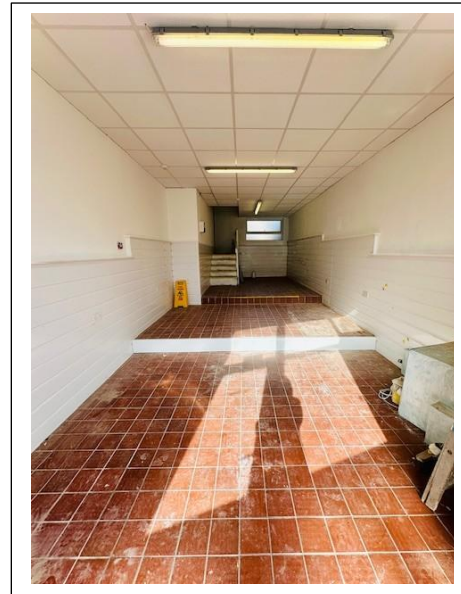
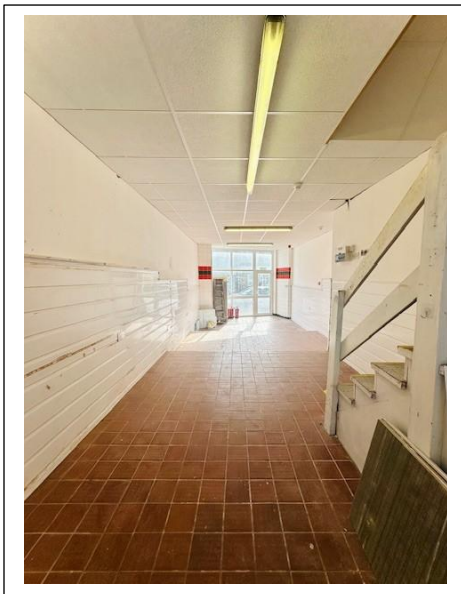


**AGENTS NOTES:** The premises is double glazed and has an L2 Fire alarm system installed. Incoming tenant may be responsible for Landlords legal fees.

**TENURE:** Leasehold. New flexible lease offered at a rent of £9,000 pa.

**PRICE:** No Ingoing

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



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