

**432 Talbot Road
Blackpool**

REF: ORL473M

- * **Empty Retail Unit with Garage**
- * **Central, Blackpool**
- * **Busy All Year-Round Trading Location**
- * **Vacant Possession**
- * **3 Phase Electricity**
- * **Priced to Let**
- * **In Good Order Throughout**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this empty retail unit for Let.

The shop, formerly a laundrette, is in the busy all year round trading location of Talbot Road and could be suitable for a number uses.

The shop is in good order throughout and needs to be viewed to be fully appreciated.

Ground Floor (approx. 550 sq ft)

Open Plan Main Shop with UPVC cladded walls and ceiling with integrated lighting and wrap around counter.

Rear Retail / Storage Area.

Hallway leading to:

2 Storage Rooms.

Sink Area

REF: 0RL473M

EXTERIOR: Toilet. Single Garage.

AGENTS NOTES: The premises has double glazing and 3 phase electricity.

TENURE: New License to Occupy offered at a rent of £6500 per annum. The Landlord will be responsible for their own Legal Fees in this transaction.



VIEWING: By appointment through Kenricks 01253 420420

