

**13 Dale Street
Blackpool**

REF: 0RL550M

- * **Empty Retail Unit**
- * **Town Centre, Blackpool**
- * **Prominent Corner Position**
- * **All Year-Round Trading Location**
- * **Close to Town Centre Entertainment and Amenities.**
- * **Low Rent**
- * **Suitable for a Number of Uses**
- * **Priced to Lease**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this Empty Retail Unit for lease.

The shop is situated in the all year-round trading location of Dale Street in the vibrant Blackpool Town Centre.

The premises is in working order throughout and is suitable for a number of uses.

Viewing recommended.

Ground Floor (Approx. 615 sq. ft.)

Main Entrance leading to:

Main Retail Area (approx.477 sq ft) with concealed lighting leading to:

Office (approx.104 sq ft) with wood laminate flooring.

Kitchenette (approx.34 sq ft).

Toilet.



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AGENTS NOTES: The premises has double glazing and is electric only.

TENURE: **Leasehold** – New flexible lease offered at a rent of £4500 per annum month. Incoming tenant may be responsible for landlord's legal fees in this transaction.

PRICE: No Ingoing

VIEWING: By appointment through Kenricks 01253 420420

