

**119 Whitegate Drive  
Blackpool**

**REF: 0RL581M**

- \* **Empty Retail Unit**
- \* **Central, Blackpool**
- \* **Busy All Year-Round Trading Location**
- \* **Suitable for a Number of Uses Subject to Planning Permission**
- \* **In Good Order Throughout**
- \* **LOW RENT - Priced to Lease**
- \* **Viewing Highly Recommended**



**DESCRIPTION:** Kenricks are delighted to offer this Empty Retail Unit for Lease.

The premises is situated in the busy all year-round trading location of Whitegate Drive, Blackpool.

The premises was formerly used as a clothing store but is suitable for a number of uses subject to planning permission.

Viewing is recommended.

**Ground Floor (approx. 706sq ft)**

Main Entrance leading to:

Open Plan Shop Area with wood effect flooring and counter.

Rear Office.

Storeroom x 3.

Toilet.

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**TENURE:** Leasehold – New flexible lease offered at a Rent of £7,200 per annum. Incoming tenant is responsible for Landlords legal fees.

**PRICE:** No Ingoing. Landlord's Legal Fees.

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

