

**18 Dickson Road  
Blackpool**

**REF: 0RL579M**

- \* Empty Retail Unit
- \* Former Takeaway
- \* Central Blackpool
- \* Busy All Year Round Trading Location
- \* Great Potential
- \* Priced to Let
- \* Viewing Recommended

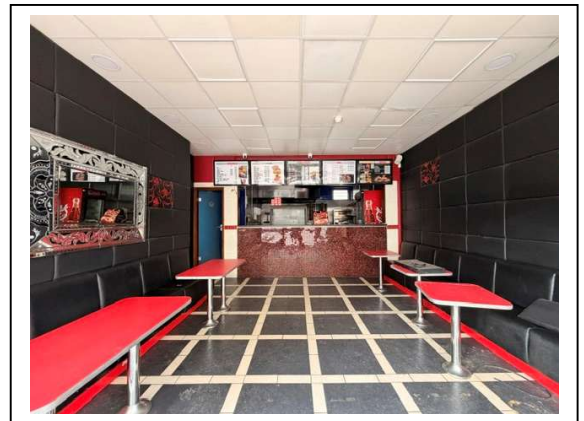


**DESCRIPTION:** Kenricks are pleased to offer this Retail Unit to let.

The premises was formerly used as a takeaway and is situated in the busy all year-round trading location of Dickson Road in Central Blackpool being close to local businesses such as accountants, solicitors, estate agents, insurance brokers.

The premises is suitable for a number of uses subject to planning permission and the landlord's approval. The landlord will not accept a takeaway business.

Viewing is Recommended.



**REF: 0RL579M**

**Ground Floor**

Main Entrance leading to:

Retail Area (approx. 309 sq ft) with upholstered seating.

Kitchen Area (approx. 200sq ft)

Utility Room 1 (approx.175 sq ft)

Utility Room 2 (approx. 59 sq ft)

Exit Door leading to alleyway

**Lower Ground Floor**

Substantial Storage Area (approx.103 sq ft) with Toilet

Meter Cupboard

Utility Room

**AGENTS NOTES:** The premises is double glazed and has gas and electric. The landlord has stipulated the premises is not to be used as a takeaway.

**TENURE:** Leasehold- New flexible lease offered at a rent of £12,000 per annum. The Incoming Tenant may be responsible for the Landlord's Legal Fees in this transaction.

**PRICE:** No Ingoing.

**VIEWING:** By appointment through Kenricks 01253 420 420.

