

**304-306 Church Street
Blackpool**

REF: MIS362M

- * Empty Suite of Ground Floor Offices
- * Central Blackpool
- * Busy All Year-Round Trading Location
- * Suitable for a Number of Uses Subject to Planning Permission
- * Price to Let
- * Car Parking for 5 Motor Vehicles
- * In Immaculate Order Throughout
- * Viewing Highly Recommended



DESCRIPTION: Kenricks are delighted to offer this suite of ground floor offices to Let.

This suite of modern ground floor offices with parking for 5 motor vehicles is situated in the busy all year-round trading location of Church Street in Central Blackpool, being close to local businesses, town centre and amenities.

The ground floor offices are currently vacant and could be let for a number of uses subject to planning permission.

The property is in immaculate order throughout and needs to be viewed to be fully appreciated.

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Ground Floor (approx. 1,200 sq. ft.)

Main Entrance leading to:

Reception Area.

Office 1 (approx. 23"6 x 17"6) with built in cupboards and laminate flooring.

Office 2 (approx. 15"8 x 12"5) with storage area and laminate flooring.

Office 3 (approx. 10"6 x 10"5) with laminate flooring.

Meeting Room (14"8 x 11"3) with laminate flooring.

Office 4 (approx. 13"9 x 8"9) with built in cupboards and laminate flooring.

Kitchen (approx. 11"1 x 7"4) with range of wall and base units and laminate flooring.

Bathroom (approx. 7"8 x 6"1) with double shower, toilet and sink, with ceramic tiles to wall and floor.

Separate Toilet (approx. 9"2 x 5"7) with toilet and sink and ceramic tiles to wall and floor.

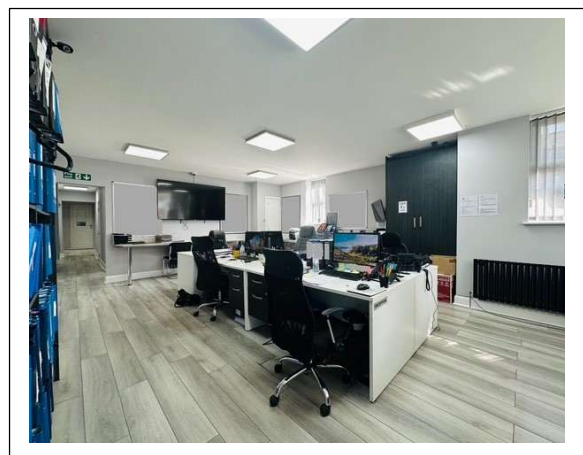
EXTERIOR: Car parking to the front, rear and side for 5 motor vehicles.

AGENTS NOTES: The property has double glazing and gas central heating throughout and an L2 fire alarm system installed.

TENURE: Leasehold- New flexible lease offered at a rent of £16,000 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 420420.



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