1a Dock Street
Fleetwood

REF: 0RL609M



* **Empty Retail Unit**
* **Fleetwood, Lancashire**
* **Busy All Year Round Trading Location**
* **Adjacent to Wynsors Shoe Superstore**
* **Excellent Standard Throughout**
* **Suitable for a Number of Uses**
* **Priced to Let**
* **Viewing Recommended**

DESCRIPTION: Kenricks are pleased to offer this empty retail unit for Lease. This former Wood Burning Stove showroom is situated prominently and directly adjacent to Wynsors Shoe Superstore in the heart of Fleetwood's busy Town Centre.
The premises is in excellent order throughout and includes a showroom/retail area, kitchenette, toilet and private office.
The premises are suitable for a number of uses and viewing is highly recommended.

Ground Floor (approx. 708 sq ft)
Open Plan Retail Area/former showroom (approx. 570 sq ft) with carpeted flooring and decorated to a high standard.
Kitchenette (approx. 88 sq ft) with wall and base units and carpeted flooring.
Toilet and wash basin.
Office.

EXTERIOR: Shared car park.

AGENTS NOTES: We are informed that an arrangement is in place which provides 4 car parking spaces to the tenant of this property. The prior tenants utilised a mobile storage unit on the car park for additional space.
The unit is electric only.

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TENURE: Leasehold – New flexible lease offered at a Rent of £9,000 plus VAT per annum. The incoming tenant maybe responsible for the Landlord's Legal Fees in this transaction.

PRICE: **No Ingoing – 3 Months' Rent in advance will be required.**

VIEWING: By appointment through Kenricks 01253 420420











