

**40a Foxhall Road  
Blackpool**

**REF: 0RL603M**

- \* Empty Retail Unit
- \* Central Blackpool
- \* All Year-Round Trading Location
- \* Close to Town Centre, Entertainment and Amenities
- \* 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 Foxhall Road 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. 718 sq. ft.)**

Main Entrance leading to:

Main Retail Area (approx. 172 sq ft) with concealed lighting and tiled flooring steps leading to:

Additional Retail Area 185 sq ft

Toilet.

Utility Room 1 60 sq ft

Utility Room 2 91 sq ft

Prep Room with sink 92 sq ft

Kitchenette (approx. 85 sq ft). with base units

Shower Room 33 sq ft

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**AGENTS NOTES:** We are informed that the premises has double glazing and a gas and electric supply.

**TENURE:** **Leasehold** – New flexible lease offered at a rent of £6000 per annum month. Incoming tenant may be responsible for landlord's legal fees in this transaction.

**PRICE:** No Ingoing. Deposit of 3 Months' Rent Required.

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

