

**6 Birley Street
Blackpool**

REF: 0RL638M

- * **Modern Retail Unit**
- * **Town Centre, Blackpool**
- * **Fantastic All Year-Round Trading Location**
- * **In Good Order Throughout**
- * **Suitable for a Number of Uses**
- * **Offered with Vacant Possession**
- * **Priced to Lease**
- * **Viewing Recommended**



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

This retail unit is situated in Birley Street an excellent all year-round trading location in the heart of Blackpool's vibrant Town Centre.

The premises has been fitted out to a good standard throughout and is suitable for a number uses.

Viewing highly recommended.

Ground Floor

Modern Retail Area (approx. 413 sq. ft.) with suspended ceiling with spotlight lighting.

Rear Office/ Store area (approx. 179 sq. ft.) with wooden shelving units, sink, and suspended ceiling.

Storage Cupboard.

Toilet.



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EXTERIOR: Small paved courtyard to the rear of the property.

AGENTS NOTES: The premises is electric only.
The incoming tenant maybe responsible for Landlord Legal Fees in this transaction.

TENURE: Leasehold – New flexible lease offered at a Rent of £13,000 pa.

PRICE: No Ingoing. 3 Months' Rent as Deposit.

VIEWING: By appointment through Kenricks 01253 420420.



