

**6/8 Birley Street
Blackpool**

REF: 0RL637M

- * **Former Beauty and Wellness Premises**
- * **Town Centre, Blackpool**
- * **Fantastic All Year-Round Trading Location**
- * **In Good Order Throughout**
- * **Suitable for a Number of Uses**
- * **Priced to Lease**
- * **Viewing Recommended**

DESCRIPTION: Kenricks are delighted to offer this substantial former beauty and wellness premises 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 of uses as well as its former usage, including retail, offices, beauty or catering etc.

Viewing highly recommended.

Ground Floor

Entrance Leading to Hallway and Stairs

First Floor

Kitchen (Approx 78 sq. ft.) with fitted units, sink, boiler and laminate flooring.
Toilet.

Main Reception / Waiting Area / Treatment Area (Approx. 560 sq. ft.) with counter and ceramic tiled flooring.

4 x Treatment Rooms. (Ranging from Approx 65 sq. ft. to 77 sq. ft.)

Bathroom comprising 3-piece suite with corner bath, toilet and sink.

Storeroom.

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AGENTS NOTES: The premises has gas central heating and double glazing.
The incoming tenant may be responsible for Landlord Legal Fees in this transaction.

TENURE: Leasehold – New flexible lease offered at a Rent of £9,5000 pa.

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

VIEWING: By appointment through Kenricks 01253 420420.



