

**123 Topping Street
Blackpool**

REF: 0RL639M

- * **Empty Shop Premises**
- * **Town Centre, Blackpool**
- * **Busy All Year-Round Trading Location**
- * **Excellent Trading Position**
- * **Low Rent, Flexible Terms**
- * **Good Condition Throughout**
- * **Suitable for a Number of Uses**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this empty shop premises for lease. The premises is situated in a busy all year-round trading location of Topping Street, Central Blackpool.

The property benefits from having secure shutters to windows and entrance and needs to be viewed to be appreciated.

Viewing Recommended.

Ground Floor (Approx. 280.48 sq. ft.)

Main Shop (Approx 200 sq. ft.) - With laminate flooring, suspended ceiling and secure shutters to the front window and door.

Toilet (Approx. 18.39 sq. ft.)

Sink Area (Approx 13.52 sq. ft.)

Rear Storeroom (Approx 48.57 sq. ft.) with access to small external space.

AGENTS NOTES: The property has electric only and is exempt from business rates.

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TENURE: Leasehold - New lease / license offered at a Rent of £650 per calendar month, minimum term of 24 months, 36 months preferred.

PRICE: No Ingoing. The incoming tenant may be liable for landlord's legal fees.

VIEWING: By appointment through Kenricks

