

**20 Benson Road
Blackpool**

REF: 0RL642M

- * **Empty Retail Unit**
- * **North Shore, Blackpool**
- * **Busy All Year-Round Trading Location**
- * **Suitable for a Number of Uses**
- * **In Good Working Order Throughout**
- * **Car Parking for 2 Motor Vehicles**
- * **Priced to Lease**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this Empty Retail Unit for Lease.

The premises is situated conveniently in a small row of shops in the trading location on Benson Road just off Plymouth Road in North Shore, Blackpool.

The split-level retail unit is set over two floors and is suitable for a number of uses subject to planning permission.

Viewing Recommended.

Ground Floor (approx. 174 sq. ft.)

Main Entrance leading to:

Open Plan Retail Area with concealed lighting and wooden flooring.

Corridor leading to:

Stairs

Lower Ground Floor (approx. 135 sq ft)

Retail Area with tiled flooring (approx. 115 sq. ft)

Utility Area with sink (approx. 16 sq. ft)

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EXTERIOR: Forecourt Car Parking to the front for 2 motor vehicles. Shared access to the Yard at the rear with a communal toilet.

AGENTS NOTES: The premises are double glazed and electric only.

TENURE: Leasehold – New flexible lease offered at a Rent of £5,000 per annum.

The incoming tenant maybe responsible for the Landlords legal fees in this transaction.

PRICE: No Ingoing – Three Months' Rent In Advance

VIEWING: By appointment through Kenricks 01253 420420

