

**124 Church Street  
Blackpool**

**REF: 0RL042L**

- \* Empty Retail Unit
- \* Central Blackpool
- \* Busy all Year Trading Location
- \* Suitable for a Number of Uses
- \* Priced to Let
- \* Excellent Potential
- \* Viewing Recommended



**DESCRIPTION:** Kenricks are pleased to offer this empty retail unit for Lease. The premises are situated on the busy all year-round trading location of Church Street close to the junction with Topping Street in Central Blackpool.

The premises have previously traded as a Tattoo Studio and is currently trading as a handmade gift shop but is suitable for a variety of uses and will be offered with vacant possession.

The property also benefits from having first floor storage and facilities.

Viewing is Recommended.

**Ground Floor (approx. 282 sq. ft.)**

Main Shop with suspended ceiling, tiled floor and counter area.

Spiral Staircase leading to:

**First Floor**

Storeroom (approx. 54 sq. ft.)

Landing Area.

Storeroom (approx. 159 sq. ft.)

Kitchenette with Shower and Toilet.

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**AGENTS NOTES:** The incoming tenant maybe responsible for landlords' legal fees in this transaction.

**TENURE:** Leasehold – New Lease or Licence available at a rent of £7,000 pa.

**LEASEHOLD PRICE:** No ingoing. 1 Month's Rent Deposit Required.

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

