

TO LET

Photo Corner

118 Church Street Blackpool

Very prominent corner shop situated close to the Syndicate Nightclub at the junction of Church Street with Topping Street, Blackpool.



LOCATION

118-120 CHURCH STREET,
BLACKPOOL,
FY1 3PP

The property is situated to a prominent and established retail location fronting Church Street and Topping Street, Blackpool.

Nearby occupiers include William Hill, the Syndicate Nightclub and Ethel Austin.

DESCRIPTION

Ground floor shop with W.C. facilities and small store to the first floor.

ACCOMMODATION

Retail – 4.28 x 4.64 (214 sq. ft.)
Ancillary – 3.84 x 2.51 (104 sq. ft.)
W.C. and small store to the first floor

For further information and to arrange to view please contact **nobletts.com** 10 Cedar Square Blackpool Lancashire FY1 1BP.

Telephone: 01253 295599

We are open weekdays 8:30am until 5:00pm.

LEASE DETAILS

Four year term, the tenant responsible for internal repair only.

BUSINESS RATES

The adopted rateable value is £7,800.

SERVICES

The property benefits from mains electricity, water and drainage.

TENURE

Leasehold

VIEWING

Strictly by appointment with the sole agents: **Noblett.com**

To Let

£12,000 per annum

www.nobletts.com

the investment property market place

Misrepresentation Act: nobletts.com, as agents for the vendor and for themselves, give notice that:

These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. All measurements are approximate and any fixtures and fittings should not be presumed to be included in the purchase price.