

TO LET – Chatterbox Cafe

128 Church Street Blackpool

Fully equipped café to Blackpool Town Centre adjacent to the Syndicate Night Club



LOCATION

The premises are situated fronting church Street.

DESCRIPTION

Fully equipped café premises situated within Blackpool town Centre adjacent to the Syndicate Night Club.

ACCOMMODATION

Café with seating for approximately 30 customers on 9 tables – 335 sq ft.
Kitchen with equipment – 155 sq ft.
Preparation Room with refrigeration – 105 sq ft.
Store Room – 33 sq ft.
WC

TENURE

A new internal repair 5 year lease.



RENT

£8,000 per annum

INGOING

None.

LEGAL FEES

The incoming tenant is to be responsible for the landlords reasonable legal fees in the preparation of the lease.

BUSINESS RATES

The rateable value is £4,850 making the rates payable for the current year to be in the region of £2,250

SERVICES

All main services are connected.

VIEWING

Strictly by appointment with the sole letting agents: Nobletts.com

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.

Rent
£8,000 per annum

www.nobletts.com

the investment property market place

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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.