

FOR SALE OR TO LET

255 Church Street, Blackpool

Versatile Office Accommodation
Prominent Town Centre Location
Substantial Four Car Garage/Store Plus Off Road Parking



LOCATION

Fronting Church Street, to a recognised office location amidst professional businesses.

DESCRIPTION

Two storey mid terrace providing versatile office accommodation. Finished to a good standard. Loft with potential for conversion. Fully double glazed with gas central heating.

Externally there is a tarmac forecourt, a parking space for one car and a four car garage. The first floor rear office has access to a large roof terrace.

SERVICES

The property benefits from all mains services. Gas central heating (combination boiler).

BUSINESS RATES

Rateable value £6,200.

VIEWING

Strictly by appointment with the joint agents: Noblett.com & Michael Cuddy.

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.

ACCOMMODATION

Ground Floor:

Entrance vestibule/hall
Reception/waiting room (3.8m x 5.8m)
Office 1 (3.4m x 3.6m)
Office 2 (2.4m x 2.8m)
Office 3 (3.5m x 4.2m)
Garage/store (5.1m x 9.3m)
2 WC's

First Floor:

Landing
Office 4 (4.1m x 5.3m)
Corridor office 5 (2.0m x 5.3m)
Kitchen (2.1m x 3.4m)
Office 6 (2.1m x 2.5m)
Office 7 (3.5m x 4.2m)
2WC's

Large loft boarded for storage

LEASE DETAILS

Negotiable

For Sale £165,000
OR To Let £12,000 per annum

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