

**19-21 Birley Street
Blackpool**

REF: 0RL490M

- * **Empty Retail Unit**
- * **Town Centre, Blackpool**
- * **Excellent All Year Round Trading Location**
- * **Substantial 2 Storey Retail Premises**
- * **Total Area Approx. 4,190 sq. ft**
- * **Suitable for a Number of Uses**
- * **Car Parking for 4 Motor Vehicles**
- * **In Good Order Throughout**
- * **Excellent Potential**
- * **Viewing Recommended**



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

This substantial 2 storey building is situated in Birley Street an excellent all year round trading location in the heart of Blackpool's vibrant Town Centre.

The premises is suitable for a number uses and benefits from having 4 parking spaces to the rear.

Viewing highly recommended.

Ground Floor (approx. 2,095 sq ft)

Modern Open Plan Retail Area (approx.1,867 sq.ft)
Office.
3 x Utility Rooms

First Floor (approx. 2,095 sq.ft)

Modern Open Plan Retail Area (approx.1,729 sq.ft)
with laminate flooring throughout.
Office Area/Storage Area.
Kitchenette
Utility Room
2 x Toilet



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EXTERIOR: Car park to the rear providing parking for 4 motor vehicles.

AGENTS NOTES: The premises has air conditioning & HVAC units. We are informed the premises has had work done to the roof and has a 10-year guarantee for this. VOA has confirmed the rateable value drops significantly from 1 April 2026, following the revaluation. Based on the new RV and the applicable reliefs and transitional arrangements, the payable business rates are expected to reduce to approximately £700–£750 per month initially (circa £8,500–£9,000 per annum), with phased increases thereafter.
The incoming tenant maybe responsible for Landlord Legal Fees in this transaction.

TENURE: Leasehold – New flexible lease offered at a Rent of £35,000 per annum.

PRICE: No Ingoing.

VIEWING: By appointment through Kenricks 01253 420420.



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