

FOR LEASE

25 LYTHAM ROAD
GROUND FLOOR PREMISES
BLACKPOOL
FY1 6DU

- VACANT GROUND FLOOR PREMISES
- LOCATED CLOSE TO PROMENADE
- RECENTLY REFURBISHED
- WOULD SUIT A VARIETY OF USES SUBJECT TO PLANNING AND CONSENT
- VIEWING ESSENTIAL

RENTAL: £7,200 PA EXC



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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25 LYTHAM ROAD BLACKPOOL

DESCRIPTION

The property is situated in the busy trading location of Lytham Road, close to Blackpool Promenade. The surrounding areas comprise of dense residential housing and commercial areas, plus hotels and holiday accommodation.

The premises has recently undergone refurbishment.

ACCOMMODATION

Ground Floor:
approx. 850 sq ft – comprising an open plan space ideal for an incoming tenant fit out.

EXTERIOR:

Forecourt trading with seating for approx. 12 diners. Yard to the rear with outhouse containing W.C.

BUSINESS RATES

The Rateable Value is £6,900 pa.
This is not the amount you pay but the amount used to calculate rates payable. Small business rate relief may apply here to occupiers that are applicable.

VAT

Disclaimer: All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1.

LEASE/LLEGAL FEES

Available by way of a new FRI lease with terms to be agreed. The ingoing tenant is responsible for the landlord's legal fees incurred in this transaction. Quote to be provided.

EPC

To be confirmed

ADDITIONAL PHOTOS

Can be viewed overleaf

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



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Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



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