

TO LEASE

18 MARKET PLACE
POULTON – LE – FYLDE
LANCASHIRE
FY6 7AS

EXCELLENT OPPORTUNITY

- PRIME LOCATED COMMERCIAL PROPERTY
- 1,360 SQ FT IN TOTAL APPROX.
- POULTON TOWN CENTRE, BENEFITTING FROM A WEALTH OF PASSING PEDESTRIAN & VEHICLE TRADE
- THREE STOREY BUILDING
- PREVIOUS A SANTANDER BANK PREMISES
- WOULD SUIT A VARIETY OF USES
- PLANNING PERMISSION GRANTED ALSO FOR A BAR / DRINKING ESTABLISHMENT
- POTENTIAL TO RE-DEVELOP THE FRONTAGE OF THE BUILDING TO SUIT DIFFERING USE

RENT: YEAR ONE: £17,500 PA EXC – NON F&B USES

RENT: FOOD & BEVERAGE (F&B) USE: £24,000 PA EXC



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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18, MARKET SQUARE, POULTON

DESCRIPTION

This premises was previously occupied as a Santander Bank and comprises:

- Prime for retail and/or E Use Class
- Open plan ground floor accommodation
- Internal staircase towards the rear leading up to the first floor with various rooms, a kitchen / staff room and WCs
- Top floor comprises of separate rooms

Bar drinking establishment Change of use has been permitted, from bank Class E (c) to bar drinking establishment (sui generis), alterations to openings to front and side elevations, erection of front dormer and front canopy and the erection of first and second floor rear extensions. Wyre Council – planning reference: 21/01350/FUL. The premises has potential to operate externally on the front fore court (Subject to planning).

Alternative Uses The property would suit other uses and use classes, subject to planning consent.

Internal viewings are highly recommended to appreciate the accommodation on offer.

LOCATION

This former bank premises occupies a prime trading location on Market Square in the town centre of Poulton Le-Fylde. It benefits from a wealth of passing pedestrian and vehicle trade. It is located on the pedestrianised area of the town centre.

ACCOMMODATION

Ground floor: NIA 460 sq ft

Internal staircase (towards the rear) leading up to the:

First floor: NIA 440 sq ft

Second floor: NIA 460 sq ft

Total Area: 1,360 sq ft

(Above measurements are approximate and a specific measure should be carried out by an interested party).

EPC

To be confirmed

BUSINESS RATES

Rateable Value at present is £12,750, this is not the amount you pay but is used to calculate Rates Payable. Small Business Rate Relief benefits may be available, interest parties / occupiers should make their own enquiries.

ADDITIONAL PHOTOS & PLANS

Can be seen to the latter pages of this brochure.

VAT

Disclaimer: All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email:

adam@duxburyscommercial.co.uk

LEASE/LEGAL FEES

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

Disclaimer/ Planning 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. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

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(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

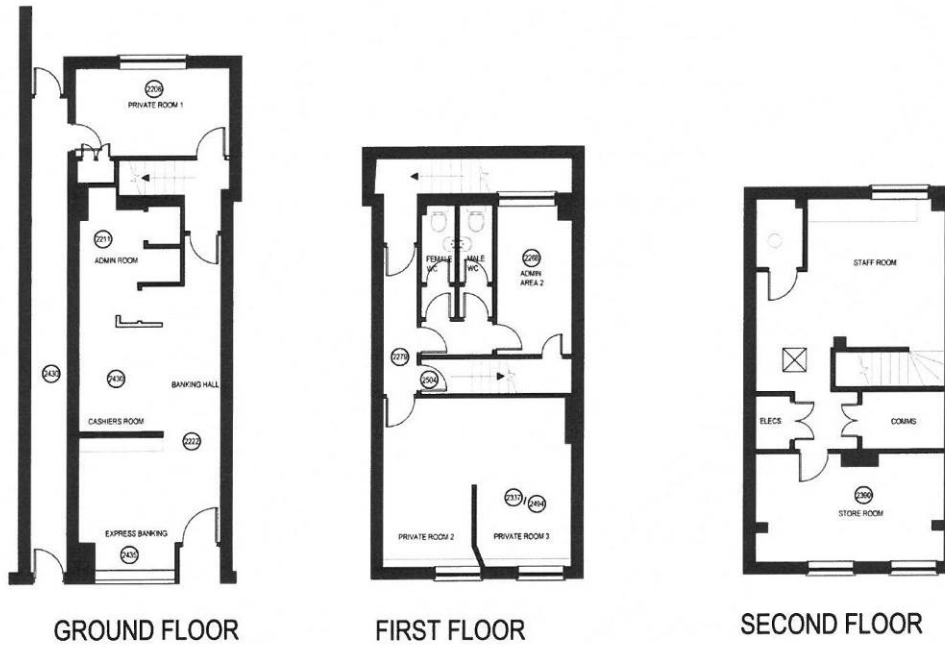
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Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





ABOVE: Existing floor layouts – potential for re-configuration to meet differing requirements. Potential to install a new frontage to suit Bar / Drinking establishment use.

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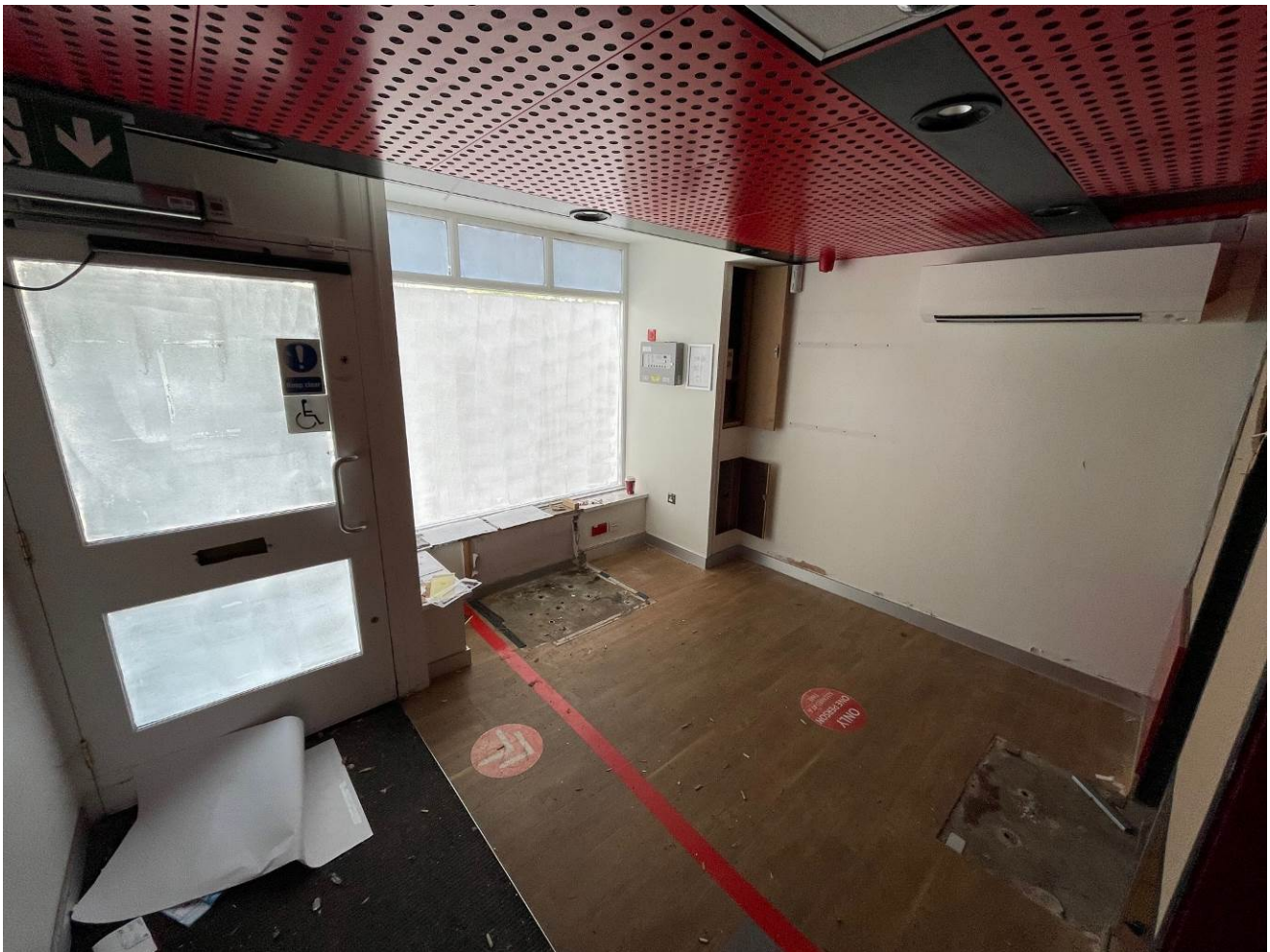


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