

TO LET

2, CHURCH ROAD
LYTHAM
LANCASHIRE
FY8 5LH

- GROUND FLOOR COMMERCIAL PREMISES
- TOTAL AREA: 38.4 SQ M / 410 SQ FT APPROX.
- SUITABLE FOR VARIOUS USES – S.T.P.P.
- VERY BUSY LOCATION WITH HUGE PASSING TRADE
- CAR PARKING TO THE FRONT FORECOURT
- EXCELLENT WINDOW FRONTAGE
- GREAT SIGNAGE OPPORTUNITY AND VISIBILITY

RENTAL: £16,800 PA EXC.



Duxburys
Commercial

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CHURCH ROAD, LYTHAM

LOCATION

This ground floor commercial premises occupies a prime trading location on Church Road in Lytham. The premises benefit from a wealth of passing vehicle and pedestrian trade. It is located next door to a popular Barbers and the County public house and hotel. Other well established operators on the road include Chu's Chinese restaurant and take-away, other Hot Food establishments, retailers to include FAB Interiors and Stringers Department Store is located on the far side of Lytham Memorial garden. The surrounding areas comprise of dense residential areas to include many affluent areas. Ease of access is available onto Lytham Square and Lytham Green.

DESCRIPTION

The premises were previously occupied by a Tanning/Sunbed shop. It comprises:

- Open plan or cellular space (by way of stud walls).
- Excellent external front signage and window display, fronting onto a main arterial route.
- A front forecourt, providing 3 / 4 vehicle parking.
- There is a huge volume of passing vehicle and pedestrian trade, with traffic in and out of the town needing to pass by.
- The premises would suit a variety of uses (subject to Landlord and planning consent) and all interest is invited.
- The premises briefly comprise a shop front, with a small kitchenette to the rear of the premises and a WC.
- Rear fire exit / pedestrian exit.

ACCOMMODATION

Total area: 410 sq ft (approx.)

LEASE / LEGAL COSTS

A new effective FRI lease is available with terms to be negotiated. The incoming tenant is to be responsible for the landlord's legal fees incurred in the transaction. A quote will be provided.

BUSINESS RATES

SMALL BUSINESS RATE RELIEF will apply here to applicable businesses.

Rateable Value: £7,000 pa. Tenants to make their own enquiries in relation to no rates payable.

EPC

To be confirmed.

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 OR Email:

adam@duxburyscommercial.co.uk for more details.

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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