

MORGAN

MARTIN

TO LET Restaurant/Retail Unit

**5 Church Road
LYTHAM
FY8 5LH**



**Ground Floor: 800 sq ft (74.32 sqm)
Reduced Rental**

LOCATION

The property occupies an excellent position on Church Road, opposite The County and Travelodge, and adjacent to Chu's Chinese Restaurant.

RESTAURANT

The premises comprise a ground floor restaurant which provides the following approximate net internal floor areas:

Ground floor Restaurant/Kitchen: 800 sq ft (74.32 sqm)
WCs

All measurements have been made in accordance with the RICS Code of Measuring Practice.

RATEABLE VALUE

The property is entered into the Rating List at Rateable Value £15,750.

LEASE

A new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

£19,500 pa exclusive.

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

FURTHER INFORMATION

Please contact: Charles D Bell

Telephone: 01772 556666

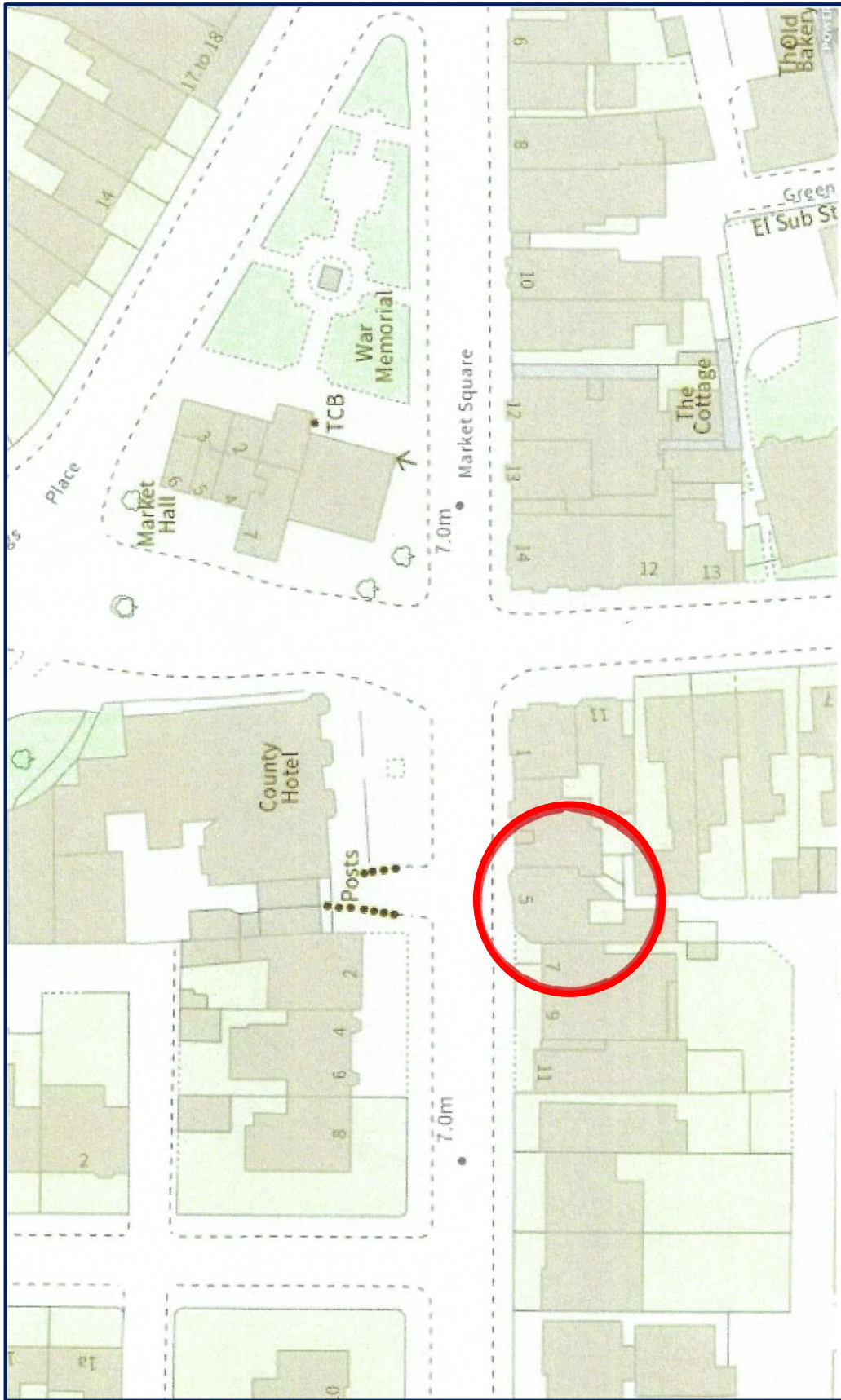
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Regulated by

RICS



For Identification Only

Not to Scale

Chartered Surveyors

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