



markwarburton
CHARTERED SURVEYORS

ID 100-155

FOR SALE/TO LET

**TOWN CENTRE RETAIL
PREMISES**

11,515 SQ. FT / 1,070 SQ. M



183 LORD STREET, FLEETWOOD, LANCASHIRE,
FY7 6SW

PROPERTY LOCATION

Prominently located on Lord Street within the town centre main shopping area.

The town is populated with a diverse mix of local and national operators including Asda, Heron Foods, Bet Fred, Scope, Boots, Subway and Iceland.





- Central location on main shopping street
- Adjacent to Asda Superstore
- Nearby main tramline stops

Substantial two storey retail premises.

The retail premises has redominantly open plan ground floor shop sales and with first floor storage and facilities.





OCCUPANCY

The property is currently let to Poundstretcher on a month to month basis.

RATEABLE VALUE

£27,000

TERMS

Available For Sale at £395,000
New lease available at £35,000/annum
Further terms on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

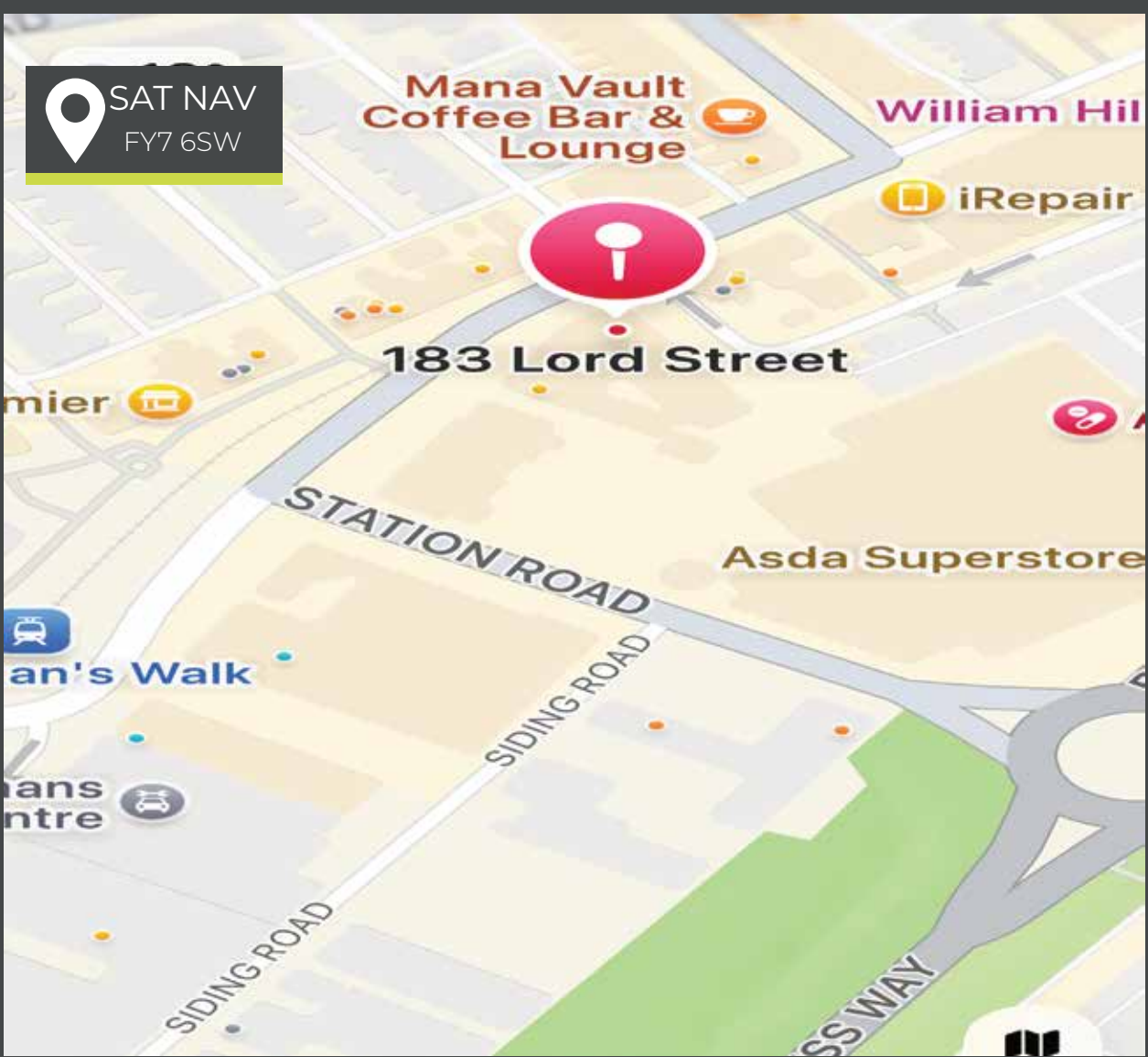
FLOOR AREA

The property extends to a gross internal floor area of 11,515 sq. ft made up as follows:

Ground Floor	5,672 sq. ft	527 sq. m
First Floor	5,843 sq. ft	543 sq. m
TOTAL	11,515 sq. ft	1,070 sq. m

VIEWING:
By prior appointment

Mark Warburton
Chartered Surveyors
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