



PROMINENT CORNER RETAIL UNIT

TO LET

29 Clifton Street
Lytham
FY8 5ER

LOCATION The property is located in a prime corner location within Lytham town centre, an affluent coastal Lancashire town approximately 11 miles west of Preston and 7 miles to the south east of Blackpool. The property is situated on the eastern side of Clifton Street in close proximity to both national and local retailers, bars and eateries.

DESCRIPTION A prominent corner retail unit, suitable for a variety of uses, subject to planning and incorporates the following;

- High visibility canopy to front and side
- Fully glazed return frontage
- Open plan retail area
- Goods access to the side
- WC & Kitchen
- Electric ceiling mounted heating
- Fluorescent strip lighting

ACCOMMODATION

Ground Floor	99.01 Sq m	(1,065 sq ft)
First Floor	71.08 Sq m	(765 sq ft)
Second Floor	77.98 Sq m	(839 sq ft)
Total	248.07 Sq m	(2,669 sq ft)

*Client may give consideration to letting the ground floor only.

RENT £36,000 per annum for the whole or £29,000 per annum for the ground floor only.

RATES R.V. £19,250 (2023 list). Estimated rates payable £9,850.00

VAT Not payable.

LEGAL FEES Each party to be responsible for its own legal costs in connection with the transaction.

EPC The EPC rating for the property is 'C' and is valid until 29th November 2033. [View Certificate](#)

VIEWING
Strictly by appointment

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RETAILERS PLAN



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1 Winckley Court, Chapel Street, Preston

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