

# TO LET

## MAY SPLIT- SUBJECT TO CONTRACT

GROUND FLOOR SUITE &  
FIRST FLOOR SUITE  
4A CLIFTON SQUARE  
LYTHAM ST ANNES  
LANCASHIRE  
FY8 5JP

- GROUND & FIRST FLOOR OFFICES
- LOCATED IN THE HEART OF LYTHAM TOWN CENTRE
- SPACIOUS OFFICE ACCOMMODATION
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- NEW LEASE AVAILABLE

GROUND FLOOR SUITE: £7,200 PER ANNUM EXC - **LET**

FIRST FLOOR SUITE: £12,500 PER ANNUM EXC



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# CLIFTON SQUARE, LYTHAM

## LOCATION

This office suite occupies a desirable location overlooking Clifton Square in the centre of Lytham. It is accessed via the pedestrianised area on Clifton Square. The office is within walking distance of a wide selection of cafes, restaurants, established local businesses, national retailers and Lytham Green. Ease of commuting is available from Lytham to surrounding towns and towards the M55 motorway.

## DESCRIPTION

The accommodation is accessed from the ground floor with intercom access. The offices are located on the ground and first floors with WC facilities also located on the first floor.

The offices are fully carpeted throughout and tastefully decorated and benefit from gas central heating. Viewing is essential.

There may be car parking spaces available via separate negotiation with the Landlord.

## ACCOMMODATION

<u>Suite No</u>	<u>NIA</u> <u>SQ M</u>	<u>Rent Per Annum</u> <u>(Exc)</u>
1 (Ground Floor) <b>LET</b>	37.00 SQ M	£7,200 PA EXC
2 (First Floor)	82.00 SQ M	£11,500 PA EXC

## EPC RATING

E Rating- full report available on request.  
(Valid until 2023)

## RATING ASSESSMENT

Details to be confirmed.

## LEASE DETAILS

A new effective FRI lease is available with terms to be agreed by negotiation.

## SERVICE CHARGE

Further information available on request.

## VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate

## AGENT'S NOTES

The photographs shown on the brochure are a mixture of the ground and first floor.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

## 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.

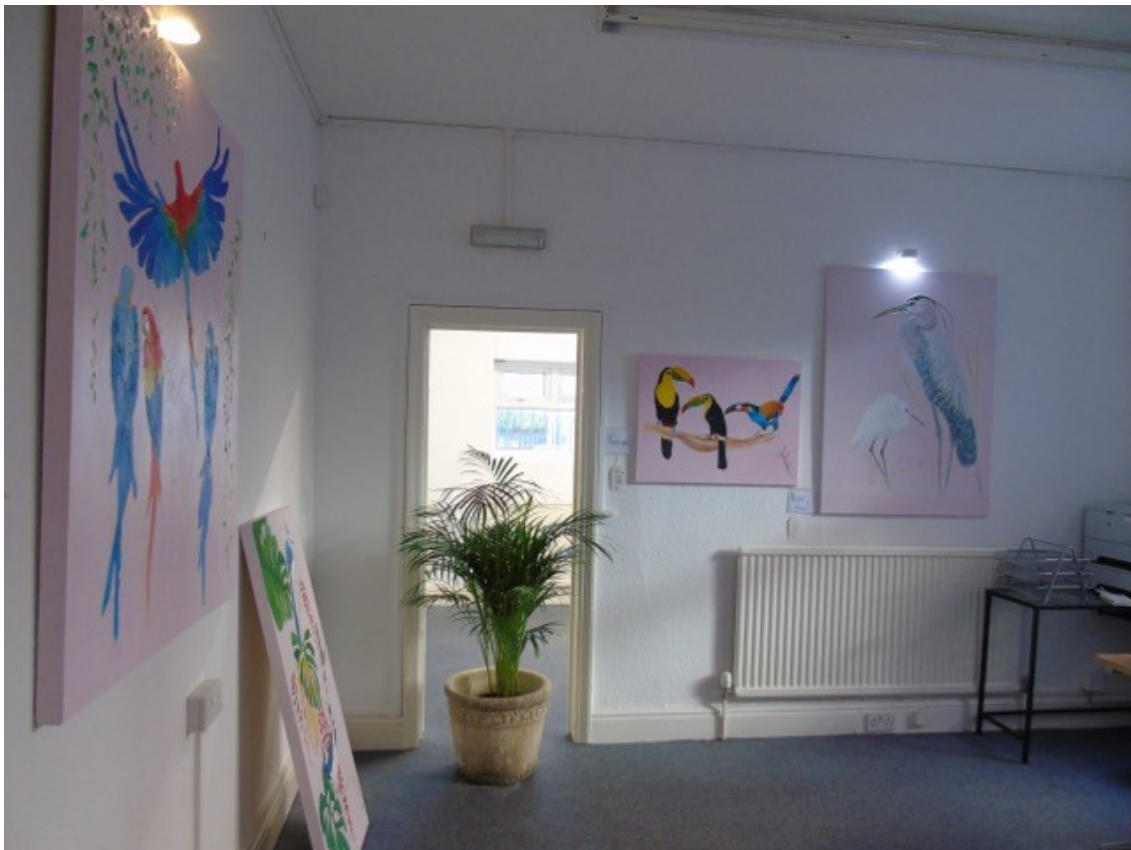


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(4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.  
Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



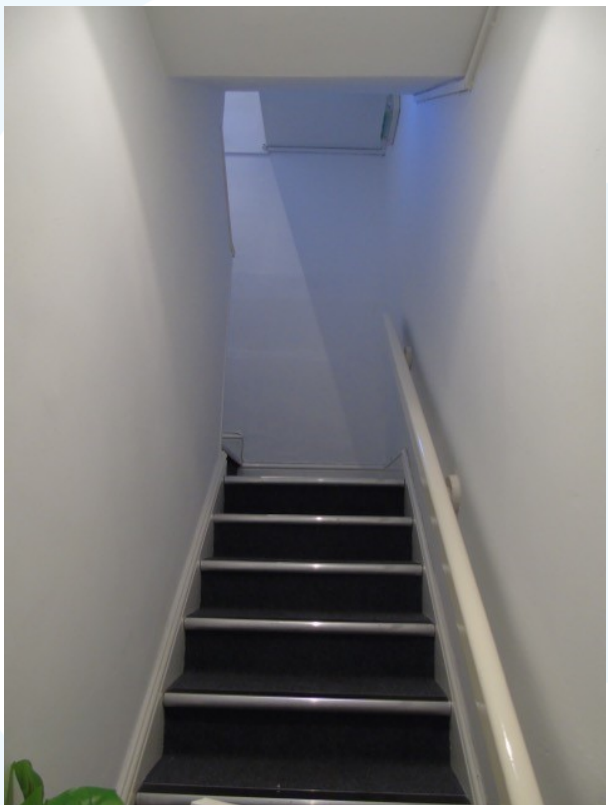
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