

TO LET

FIRST AND SECOND FLOORS
50 WOOD STREET
ST ANNES ON SEA
LANCASHIRE
FY8 1QG

- LOCATED IN ST ANNES TOWN CENTRE
- GOOD QUALITY OFFICE ACCOMMODATION
- FIRST AND SECOND FLOOR- TOTAL NIA: 169.11 SQ M
- 2 CAR PARKING SPACES TO THE FRONT
- VIEWING HIGHLY RECOMMENDED

RENT: £12,000 PER ANNUM EXCLUSIVE



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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WOOD STREET, ST ANNES ON SEA

DESCRIPTION

Duxburys Commercial are pleased to have been instructed to market this good quality two storey office premises situated in an excellent position in St Annes town centre. Wood Street is situated off the main retail area/ square and nearby occupiers include other office and retail users, the Post Office and Marks and Spencer- Simply Food as well as cafes and restaurants amongst others. The offices occupy a prominent position on Wood Street itself.

The location is close to Clifton Drive North/South and St Annes Road West providing commuting options out of St Annes to neighbouring towns and villages to include Blackpool and Lytham.

The accommodation is set over two storeys and benefits from gas central heating, and cabling. The offices are tastefully decorated throughout and fully carpeted. The accommodation provides spacious offices and kitchen and WC facilities.

ACCOMMODATION

FIRST FLOOR

Office 1
Office 2
Office 3
Office 4
Office 5
Kitchen
WC
NIA: 78.65 SQ M

SECOND FLOOR

Office 6
Office 7
Office 8
Office 9
Office 10
Office 11
NIA: 90.46 SQ M

TOTAL NIA: 169.11 SQ M

EXTERNAL

2 forecourt parking spaces

RATEABLE VALUE

2023 RV: £10,000

LEASE DETAILS

A new effective FRI lease is available with terms to be negotiated.

LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's reasonable legal fees incurred during this transaction.

EPC

Energy Rating: E (valid until December 2028)
Certificate number: 9917-3052-0781-8391

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

VAT

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

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.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(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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