

TO LET

13 THE CRESCENT
ST ANNES ON SEA
LANCASHIRE
FY8 1SZ

- COMMERCIAL PREMISES
- TOWN CENTRE OF ST ANNES ON SEA
- WOULD SUIT A VARIETY OF USES STPP
- VIEWING HIGHLY RECOMMENDED

RENTAL: £10,000 PER ANNUM EXC



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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THE CRESCENT ST ANNES ON SEA

LOCATION

This retail unit occupies a strong trading location on the town centre side of The Crescent. It enjoys a wealth of passing pedestrian and vehicle trade and provides on street car parking outside of the unit.

DESCRIPTION

The retail unit would suit a variety of uses. The unit comprises of a retail space and rear storage space or kitchen space. Internal viewings are highly recommended to appreciate **the accommodation on offer.**

ACCOMMODATION

13 The Crescent

Ground floor retail area: 46.6 sq m (501 sq ft)
Ancillary: kitchen and Internal stores: 9.2 sq m (99 sq ft)
Staff toilet

LEASE / LEGAL COSTS

A new effective FRI lease is available with terms to be negotiated. The incoming tenant is to be responsible for the landlords legal fees incurred in the transaction.

ADDITIONAL PHOTOS

Can be seen to the later pages of the brochure.

RATEABLE VALUE

2023 RV: £7,400 per annum

This is not the amount you pay but is used to calculate the rates payable.

EPC RATING

Energy rating: C

Valid until: 27 June 2032

Certificate number: 9594-5415-6161-8812-2173

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.

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