

# TO LEASE

## EXCELLENT OPPORTUNITY

13 MARKET PLACE  
POULTON - LE - FYLDE  
LANCASHIRE  
FY6 7AS

- PRIME LOCATED GROUND FLOOR COMMERCIAL PREMISES
- POULTON TOWN CENTRE, BENEFITTING FROM A WEALTH OF PASSING PEDESTRIAN TRADE BEING POSITIONED WITHIN THE PEDESTRIANISED AREA
- PREVIOUS PART OF A COMBINED CONVENIENCE STORE PREMISES, WITH NEXT DOOR
- WOULD SUIT A VARIETY OF USES, SUBJECT TO CONSENT AND PLANNING

**RENT: £14,800 PA EXC (+ VAT)**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# 13, MARKET SQUARE, POULTON

## DESCRIPTION

This premises was previously used as a convenience store, combined with the adjoining unit and comprises:

- Prime for Retail and/or E Use Class
- Open plan ground floor accommodation
- Would suit a variety of uses, subject to consent.
- Benefits from a wealth of passing pedestrian trade, being situated within the popular pedestrianised area of Market Place.
- The premises back onto the Teanlowe Shopping Centre.
- There is an abundance of established occupiers on Market Place, which contributes to the passing trade.

Internal viewings are highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

Ground floor: 565 sq ft  
Store: 155 sq ft  
WC  
Rear exit

Total NIA: 720 sq ft

(Measurements are approximate and a specific measure should be carried out by an interested party).

## EPC

To be confirmed

## LOCATION PLAN

The below red line, location plan is for guidance purposes only and not to be relied upon solely.

The premises fronts onto the pedestrianised Market Place and backs onto the Teanlowe Shopping Centre.

## BUSINESS RATES

Rateable Value is to be confirmed. The premises is rated combined with the next door premises, at present.

## ADDITIONAL PHOTOS

Can be viewed to the latter pages of this brochure.

## VAT

We are informed that the rent / figures, are plus VAT, at the prevailing rate.

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: [adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

## LEASE/LLEGAL FEES

Available by way of a new FRI lease with terms to be negotiated. The incoming tenant is responsible for the landlord's legal fees incurred in the transaction. Quote to be provided.

## Disclaimer/ Planning 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. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

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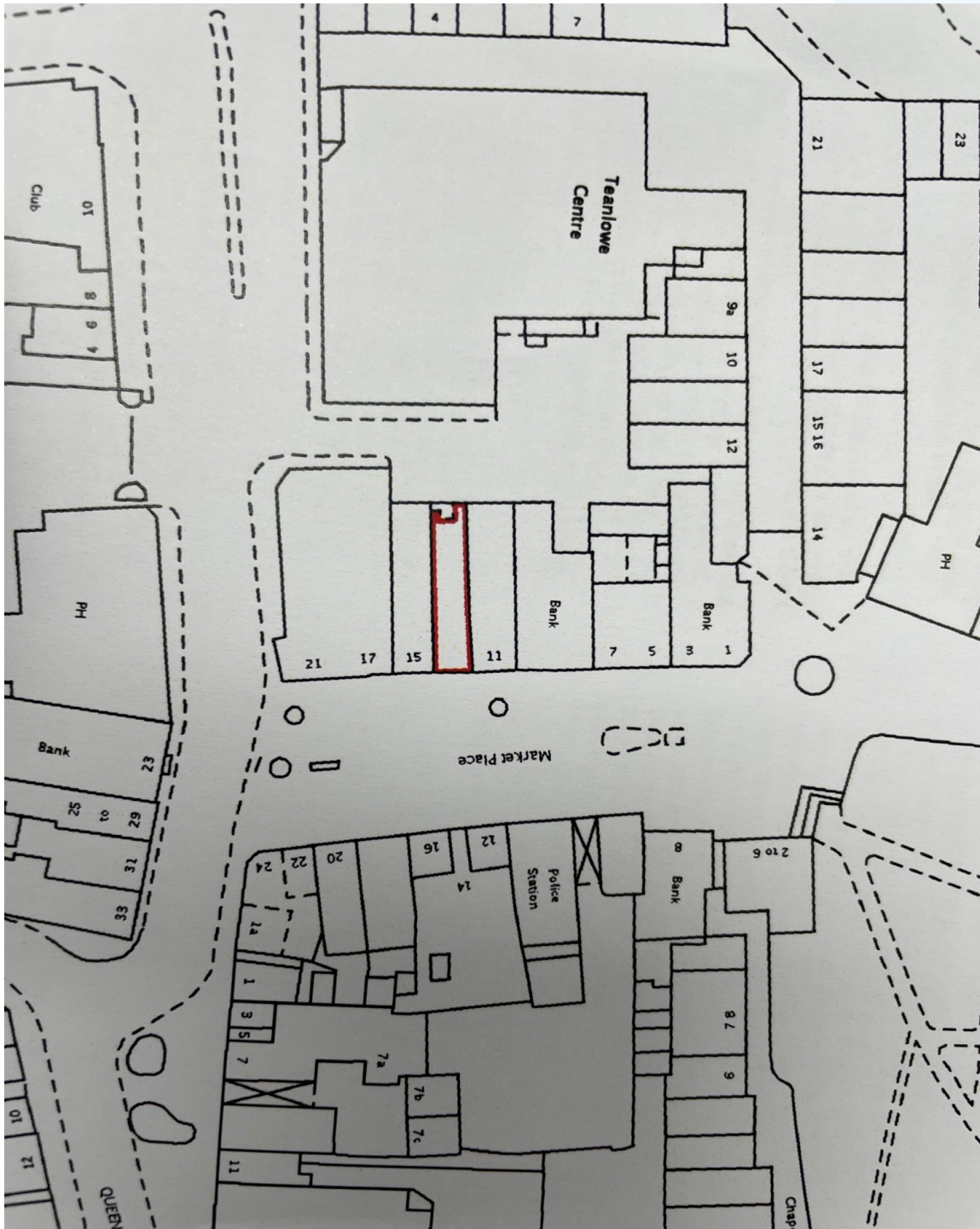
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