

FOR LEASE PRIME, HIGH QUALITY, OFFICES

FIRST FLOOR OFFICES
THE OLD BAKERY
GREEN STREET (OFF HENRY STREET)
LYTHAM,
FY8 5LG

- OFFICE SPACE IN CENTRAL LYTHAM
- FIRST FLOOR OFFICES: 520 SQ FT
- HIGH SPECIFICATION SPACE
- SHARED WC & KITCHEN FACILITIES
- INCLUSIVE RENT*
- INTERNAL VIEWINGS ARE ESSENTIAL TO APPRECIATE

RENTAL: £12,000 PA + VAT – Includes Water, Gas, Electric and Cleaning of communal areas*



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

LYTHAM TOWN CENTRE OFFICES

LOCATION

Ideally located in the heart of Lytham town centre, within walking distance of all local shops, cafes, restaurants and amenities. The Green and promenade are also within walking distance and there are multiple on road car parking areas and public car parks close by.

Fig & Olive restaurant / café / coffee shop is located to the ground floor of the main building. This is ideal for breakfast, lunch and meeting friends and clients.

DESCRIPTION

High Specification Offices, in central Lytham, Lancashire:

- Architecturally designed
- Passenger Lift and feature stairwell
- Decorated to a high standard
- Intercom entrance system
- Shared WC & kitchen facilities
- Gas central heating and double glazing
- Ideally located within walking distance of all local shops, cafes, restaurants and amenities.

ACCOMMODATION

Ground floor office: 520 SQ FT

Two, interjoining offices.

RENT INCLUDES*

Water, gas, electricity and cleaning of the communal areas.

There is shared use of the Kitchen and WC's.

*Subject to clarification via the draft licence agreement.

ADDITIONAL PHOTOS

Can be seen to the latter pages of the brochure.

RATES

Small Business Rate Relief is available to qualifying tenants. Please contact Fylde Borough Council for further information.

LICENCE AGREEMENT / LEGAL FEES

A new licence agreement is available. The incoming tenant is to pay the landlords reasonable legal fees incurred in the transaction. Quote to be provided and agreed prior.

VAT

Prices quoted are plus VAT, at the prevailing rate.

VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email adam@duxburyscommercial.co.uk

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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(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.

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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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