

# FOR LEASE

1A RUTLAND ROAD  
ANDELL  
LYTHAM  
LANCASHIRE  
FY8 4DU

- HIGH STANDARD OFFICE ENVIRONMENT
- 3 ALLOCATED CAR PARKING SPACES TO THE REAR
- VERY CONVENIENT LOCATION OFF THE HIGH STREET
- LOCAL SHOPS, AMENITIES, CAFES WITHIN WALKING DISTANCE
- TOTAL NIA: 74 SQ M (796 SQ FT)
- INTERNAL VIEWING IS HIGHLY RECOMMENDED

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**RENTAL: £11,000 PER ANNUM EXC**

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Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# RUTLAND ROAD, ANSDELL

## LOCATION

This modern and well-equipped commercial property, situated on Rutland Road in Ansdell, Lytham St Annes, provides contemporary offices with private parking. The location is highly convenient, within walking distance of numerous local shops and amenities on Woodlands Road, including cafes, sandwich shops and a CO-OP convenience store. The surrounding area consists of residential and well-established commercial establishments.

## DESCRIPTION

Internal viewing is highly recommended to view this high standard office environment:

- Ground floor, disabled access WC with wash hand basin.
- Additional office space on the first floor.
- High standard office environment, with Kitchen area.
- Car parking to the rear, as well as pedestrian access.
- Former stables building that offers charm and character.
- End of terrace building.

## ACCOMMODATION

### HIGH STANDARD OFFICE ENVIRONMENT:

#### GROUND FLOOR

Main Office, leading onto a Kitchen area. Separate office/store, Disabled access WC with wash hand basin. Entrance hallway.

#### FIRST FLOOR

Office 2 and Office 3.

**Total NIA: 796 SQ.FT**

**Externally:** 3 allocated car parking spaces.

## ADDITIONAL PHOTOS

Can be seen to the later pages of the brochure.

## LEASE / LEGAL FEES

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. Quote to be provided.

## RATEBALE VALUE

2023 RV: To be confirmed.

## EPC RATING

EPC Rating: To be confirmed.

## VAT

Disclaimer: All prices quoted do not include VAT but may, however, be subject to VAT at the prevailing rate.

## 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.

## VIEWINGS

via prior appointment through Duxburys Commercial on 01253 316919 option 1 or email: [alex@duxburyscommercial.co.uk](mailto:alex@duxburyscommercial.co.uk)

### 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 fact. 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

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 may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

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(5) 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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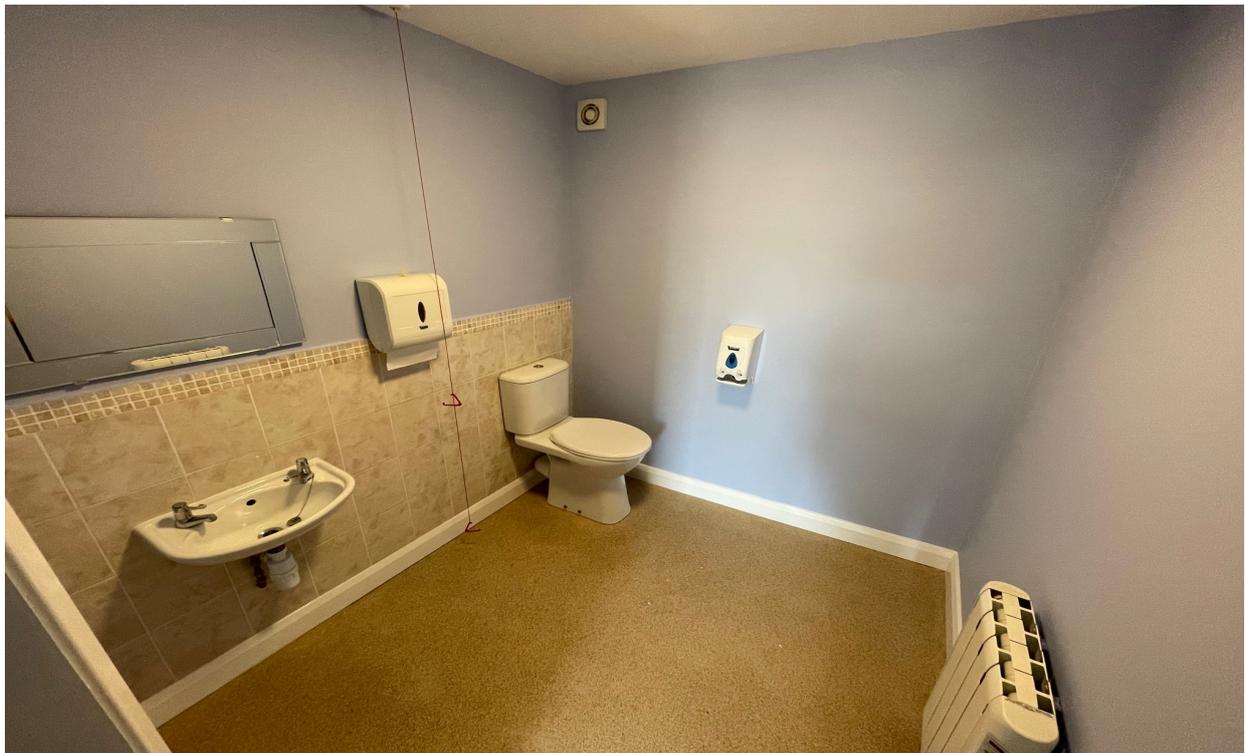


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