

TO LET

17 ALEXANDRIA DRIVE
ST ANNES
LYTHAM ST ANNES
FY8 1JF

- GROUND FLOOR SHOP PREMISES
- WOULD SUIT A VARIETY OF USES - STPP
- APPROX 460 SQ FT NIA
- MAINLY OPEN PLAN WITH SHOP FRONT / WINDOW
- VIEWINGS RECOMMENDED

RENTAL: £5,200 PA EXC



Duxburys
Commercial

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ALEXANDRIA DRIVE ST ANNES ON SEA

DESCRIPTION

Ground floor shop premises that occupies a position on Alexandria Drive in St Annes, Lancashire. The premises benefits from passing pedestrian and vehicle trade. The surrounding areas comprise of dense residential locations.

- ground floor front entrance & window display
- electric supply via card meter
- single phase electrics
- electric heat source
- mainly open plan space
- would suit a variety of uses STPP
- passing trade
- WC to the rear

ACCOMMODATION

Approx. 460 sq. ft.

RATEABLE VALUE

RV: £4,500 (Apr 2023)

This is not the amount payable but the amount used to calculate rates payable. Small Business Rate Relief may be available to qualifying tenants. Please contact Fylde Borough Council for full details.

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.

LEASE / LEGAL FEES

A new effective FRI lease is available with terms to be negotiated. The incoming tenant is to pay the Landlords reasonable legal fees incurred in the transaction. Quote to be provided.

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 Option 1.

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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