



**7 Apartments
Café & Offices
Restaurants
Bar & Terrace
Car Park**

**Lytham St Annes
FY8 1QR**

- 9 existing tenancies
- Prime location
- Over 30,000 sq ft
- Asset management & development opportunity

**INVESTMENT
SALE**

The right location... ideal to serve the home and visitor market

St Annes is a densely populated resort on the Fylde Coast lying 2 miles north of Lytham and 3 miles south of Blackpool. The property is situated centrally on Wood Street, within the towns well established restaurant quarter which includes over 20 food and drink outlets, located directly opposite Wetherspoons.

The Fylde Coast is made up of three authorities, Blackpool, Fylde and Wyre and has a resident population of approximately 340,000 people all within a 30 minute drivetime of the property and is a popular tourist destination attracting more than 13 million leisure visitors annually. The city of Preston lies just 12 miles to the East.

The Stats

Resident population	340,000
Nearest train station:	0.2 miles
J4 of M55:	3.5 miles
To beach:	0.2 miles
To Royal Lytham Golf Club:	0.5 miles
To Lytham:	2 miles
To Blackpool:	3 miles
To Preston:	12 miles





COSTA

WHSmith

TESCO

HALIFAX

HSBC

Travelodge

**M&S
SIMPLY
FOOD**

Boots

Iloli
MEDITERRANEAN RESTAURANT & BAR

Iloli
MEDITERRANEAN
RESTAURANT & BAR

Ren

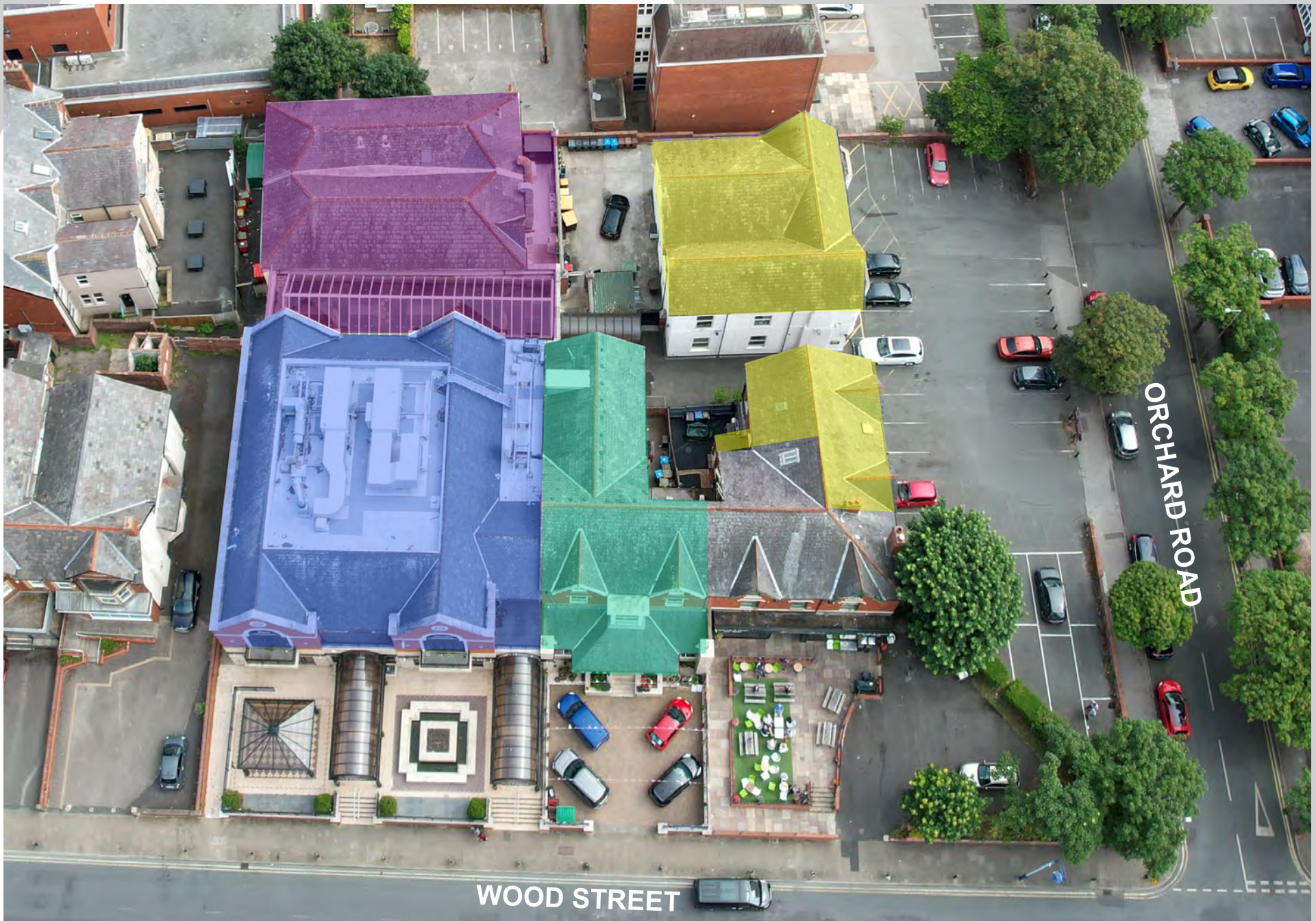
wetherspoon

**CAFFÈ
NERO**

PAPA JOHN'S

**IRISH
BAR**

TIGGIS



21-23 Wood Street - Restaurant & Bar/Nightclub over 4 floors



23, 25 & 27 Orchard Road - 7 x residential apartments



25 Wood Street - Café & Offices



Rear of 25 Orchard Road - Tiggis Italian Restaurant over 3 floors

Investment Summary

- Prime location in the towns 'restaurant quarter'
- Significant levels of local development and major infrastructure projects due for completion in 2024
- 7 large apartments made up of 6 x 2 beds and 1 x 1 bed (buildings totalling c.6,198 sq ft) with long standing tenancies (ASTs) on relatively low rents
- Tiggis Restaurant - trading from the location for over 40 years (200 covers)
- Senior Moments Care LLP, head office and care hub. Lease renewal through to August 2028 (3,118 sq ft) with parking
- 21-23 Wood Street available to let, with imposing frontage and valuable/underutilised terrace fronting Wood Street
- New air-handling units fitted to roof of 21-23 Wood Street in October 2021
- Valuable town centre car park

The Opportunity

- Existing rental income totalling c.£145,000 p.a.
- Potential to increase revenue through letting of 21-23 Wood Street and asset management of existing stock
- Total Market Rent in the region of £240,000 p.a.
- Possibility to split assets
- Suitable for investors, developers or owner occupiers with the majority of the site producing well established income
- Full TENANCY SCHEDULE, FLOOR PLANS & EPC's available on request
- We are seeking offers over **£2,250,000** (Two Million Two Hundred and Fifty Thousand Pounds) exclusive of VAT and Subject to Contract
- Long leasehold interest with c.850+ years unexpired term at nominal ground rent

VIEWINGS & FURTHER INFORMATION

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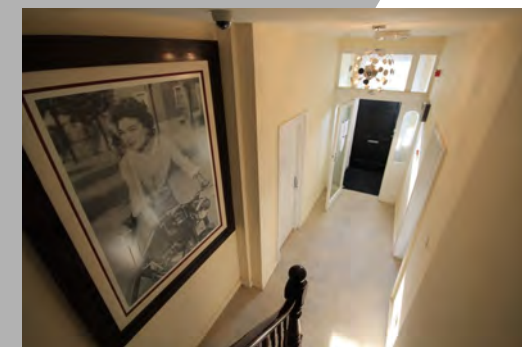


21-23 Wood Street: Restaurant/bar/club over 4 floors

25 Wood Street: Care centre/café with offices and parking



Rear of 25 Orchard Road: Tiggis Italian Restaurant - trading over 2 floors plus additional storage - operational for 40+ years



23 (A, B & C) 25 & 27 (A, B & C) Orchard Road - 1 x 1 bed apartment / 6 x 2 bed apartments