

FOR LEASE

NEW OPERATIONAL USE IDEAS INVITED – WOULD SUIT A VARIETY OF BUSINESSES (STPP)

FIRST / SECOND FLOOR PREMISES, WITH
PART GROUND FLOOR ENTRANCE
FORMER BAR / NIGHTCLUB PREMISES
VICARAGE ROAD
POULTON LE FYLDE
FY6 7BE

- FORMER BAR / NIGHTCLUB PREMISES
- WOULD SUIT A VARIETY OF ALTERNATIVE USES – SUBJECT TO LANDLORD AND PLANNING CONSENT
- EXCELLENT BUSINESS PREMISES OPPORTUNITY
- GROUND FLOOR RECEPTION ENTRANCE WITH OFFICE
- DECEPTIVELY SPACIOUS FIRST AND SECOND FLOORS
- VIEWING IS ESSENTIAL TO APPRECIATE THE DESIGN AND CAPITAL THAT HAS BEEN INVESTED

RENTAL: £17,500 PA EXC.



ABOVE RED LINE PLAN – is correct to the best of our knowledge, not to be relied upon solely.



Duxburys
Commercial

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VICARAGE ROAD, POULTON LE FYLDE

DESCRIPTION

This premises would suit a variety of new uses, subject to landlord and planning consent:

- Ground floor, double door, Reception entrance.
- Also to the ground floor is an office and store rooms.
- Stairs, with security shutter at ground floor level, lead up to the open plan First Floor
- First Floor: open plan space that can be configured to meet differing requirements.
- Ladies and Gents WC's
- Additional Second Floor accommodation, presently used as a Managers office, with space for comms and CCTV monitors etc.
- Rear Fire escape entrance.
- No external space or allocated car parking spaces come with the premises.

Internal viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Approximate Gross measurements:

- Ground Floor: 300 SQ FT
- First Floor: 3,000 SQ FT
- Second Floor: 130 SQ FT
- Combined: 3,430 sq ft
- Previous known Capacity as a bar/nightclub: 525 people

PREVIOUS LICENSABLE ACTIVITIES / OPENING HOURS

- Licensable Activities:
Live Music – Indoors, Recorded Music – Indoors, Dance – Indoors, Making Music – Indoors, Facilities for dancing – Indoors, Sale of alcohol ON and OFF premises
- Timings:
Friday and Saturdays -10:00 – 03:00
Monday to Thursdays – 10:00 – 02:00
Sunday - 10:00 – midnight
- On Christmas Eve/Day, New Years Eve/Day or Public holiday the finish time shall be one hour later than standard times.
- We are informed that for temporary events the opening hours can extend to 4am (subject to approval)

All interested parties are to make their own additional enquiries into the licence / licensable activities and opening hours and will need to meet with the Landlord at a time appropriate, to fully discuss any licence requirements / use / operational requirements.

PLANS

Please see plans on the back page of the brochure. They are for guidance purposes only and are not to be relied upon solely.

NEW BUSINESS USES INVITED

New business uses are invited, away from Bar / Alcohol use, to be considered by the landlord. Leisure, café/restaurant, D1 use, D2 use etc. Subject to Planning permission and interested parties are to make their own planning enquires.

Nightclub Use – will NOT be considered due to the landlord not being willing to accept late opening hours.

Bar Use may still be considered, subject to the proposed specific use and opening hours proposed.

LOCATION

Poulton Le Fylde is a busy town on the Fylde Coast in Lancashire and the premises occupies a town centre location. It is a highly visible building with neighbouring established businesses. The surrounding areas comprise of dense residential areas. The premises benefits from a wealth of passing vehicle and pedestrian trade.

LEASE / LEGAL COSTS

A new effective FRI lease is available with terms to be negotiated. Incoming tenant to be responsible for the Landlords legal costs involved in the transaction. Quote to be provided.

BUSINESS RATES

Rateable Value: from 1st April 2023 - £16,250 pa, this is not the amount you pay but is used to calculate Rates Payable. Taken from the VOA website.

VIEWING ARRANGEMENTS

Via Duxburys Commercial on 01253 316919 / 01772 280500 Option 1 or email:
alex@duxburyscommercial.co.uk

VAT

Disclaimer: all prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

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.

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:
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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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BELOW PHOTO – EXTERNAL FRONT PHOTO – Ground Floor, double doors, reception entrance.



BELOW PHOTO – EXTERNAL FRONT PHOTO – the premises comprises Ground Floor reception entrance, office and stores, with stairs leading up to the whole of the first and second floors. The red line plan is correct to the best of our knowledge, not to be relied upon solely.



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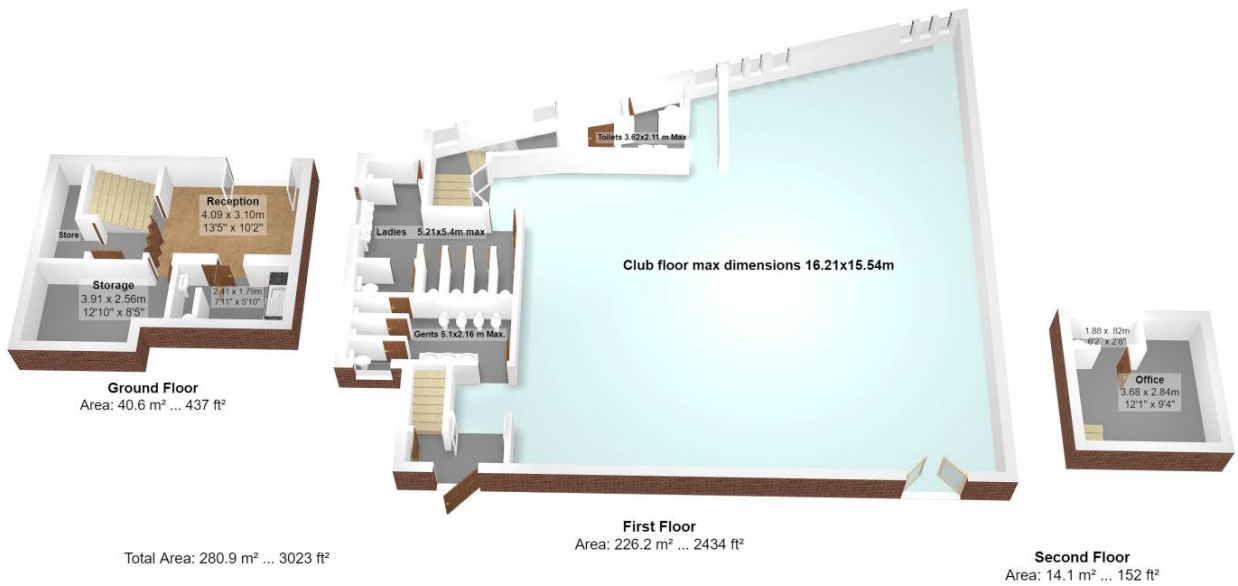
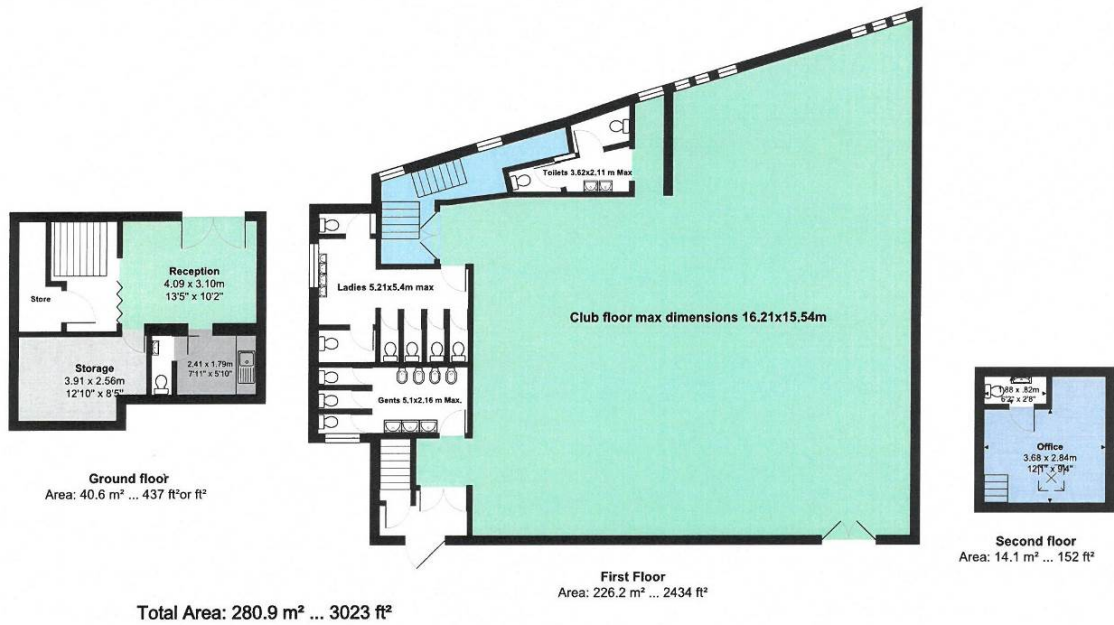
PHOTOS BELOW: Historical images of the premises when in operation.



BELOW / OVERLEAF: Layout plans for guidance purposes only.



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