FOR SALE

PRIME, MIXED COMMERCIAL AND RESIDENTIAL BUILDING, IN THE CENTRE OF THE AFFLUENT TOWN OF POULTON-LE-FYLDE

11 / 11A MARKET PLACE POULTON-LE-FYLDE LANCASHIRE FY6 7AS

- GROUND FLOOR COMMERCIAL PREMISES & EXCELLENT TWO BEDROOM, SELF CONTAINED, APARTMENT TO THE UPPER FLOORS WITH SEPARATE ENTRANCE
- GROUND FLOOR BUSINESS UNAFFECTED
- LOCATED IN POULTON TOWN CENTRE
- BUSY TRADING & CONVENIENT LOCATION
- WOULD SUIT AN OWNER OCCUPIER
- WOULD ALSO SUIT AN INVESTMENT PURCHASE
- THE APARTMENT IS IDEAL FOR SERVICED ACCOMMODATION LETTING OR RESI. LETTING
- GROUND FLOOR COMMERCIAL PREMISES WOULD PRODUCE RENTAL INCOME ALSO

ASKING PRICE: £325,000 EXC





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

MARKET PLACE, POULTON-LE-FYLDE

LOCATION

The property occupies a prime trading location on Market Place in the town centre of Poulton Le-Fylde, Lancashire. It benefits from a wealth of passing trade and is located in the pedestrianised area of the town centre. There are established operators in the neighbouring properties and the Teanlowe shopping centre / Booths supermarket is close by. Poulton Le-Fylde is a very popular town on the Fylde coast with dense surrounding residential areas and popular with holidaymakers and for short stays also.

DESCRIPTION

A Freehold property, available to purchase, located in the heart of Poulton-le-Fylde:

- Ground floor commercial premises that would suit a variety of uses to include retail, office, professional services to name a few, with kitchen and WC.
- Immaculately presented two bedroom, two bathroom, duplex Apartment with separate entrance. Set over the first and second floors.
- The sale of the building is suitable for an investor, to benefit from the combined rental income or an owner occupier to use part or all the building.
- The commercial premises would produce a rental income, on commercial lease terms.
- The two bedroom Apartment is ideal accommodation wise for Serviced Accommodation letting or to be let out on a residential tenancy.
- The present ground floor business occupier is unaffected by the sale of the building.

Internal viewings are highly recommended to appreciate the high standard of accommodation on offer.

ACCOMMODATION

Ground Floor

Commercial premises that would suit a variety of uses to include retail, office, professional services to name a few, with Kitchen and WC. Plus, Boiler Area, rear Hallway leading to rear exit or staff.

Area: 930 sq ft gross approx.

The premises is presently sub-divided into offices but can also be an open plan space.

1a Market Place

Duplex Apartment (separate entrance to rear) Entrance with stairs Leading to First Floor. Boiler cupboard. Landing with doors leading off to:

Double Bedroom

13' 5" x 11' 3" (4.09m x 3.43m) Double glazed window to the rear elevation, two double mirrored wardrobes.

Store Room

9' 3" x 5' 1" (2.82m x 1.55m) **Electric Points**

Utility Area

Space for washing machine and tumble dryer, fitted mirrored storage cupboards.

Bathroom

9' 3" x 6' 7" (2.82m x 2.01m) White three piece suite comprising of bath with over head off mains shower, toilet and pedestal wash hand basin. Mirrored cupboard. Ladder style towel heater / radiator.

Kitchen / Diner leading through to an Lounge Open Plan: 33' 3" x 11' 4" (10.13m x 3.45m)

Kitchen Comprising of modern white base and wall units with sink and drainer, mixer tap, Single oven, Halogen hob, space for fridge freezer and space for dishwasher, breakfast bar.

Dining Area: Double Radiator.

Lounge: Double glazed window to the front elevation, Double radiator.

Stairs To Second Floor

Double Bedroom

18' 11" x 16' 2" (5.76m x 4.92m) Double glazed window to the front elevation. Range of mirrored double wardrobes, door leads to en-suite.

En-suite Shower room

10' 4" x 8' 3" (3.15m x 2.51m) Walk in double shower cubical with off mains shower,

pedestal wash hand basin and WC. Mirrored storage unit. Ladder style towel heater / Radiator. Door leads to storage area, door leads to flat roof area.

Storage area.

(All measurements are approximate).

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working order

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BUSINESS RATES/COUNCIL TAX

RV: £18,750. This is not the amount payable but the amount used to calculate rates payable. Contact Wyre Borough Council for further information

Apartment - Council tax band: B

EPC

11 Market Place (retail)

Rating: C Cert no: 0940-5902-0368-4720-0014 Expiry:17th April 2028

11a Market place (residential)

Rating: C Cert no: 9628-4072-6294-9178-4980 Expiry: 16th April 2028

TENURE

We are informed by the seller that the property is Freehold.

ADDITIONAL PHOTOS

Additional photos can be viewed to the latter pages of the brochure.

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

VAT

Disclaimer: Prices quoted are excluding VAT but may be subject to VAT at the prevailing rate.

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: adam@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 facts. 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.

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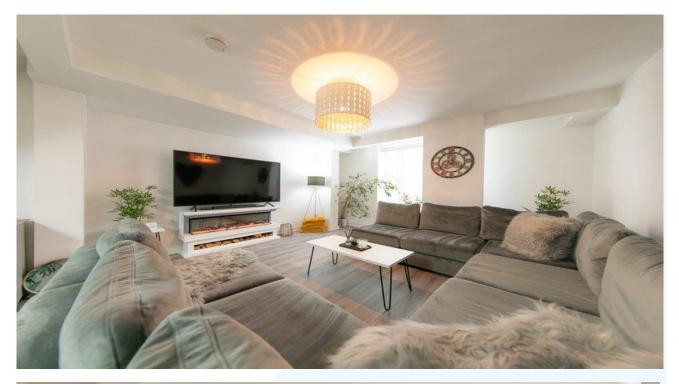


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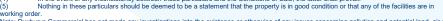




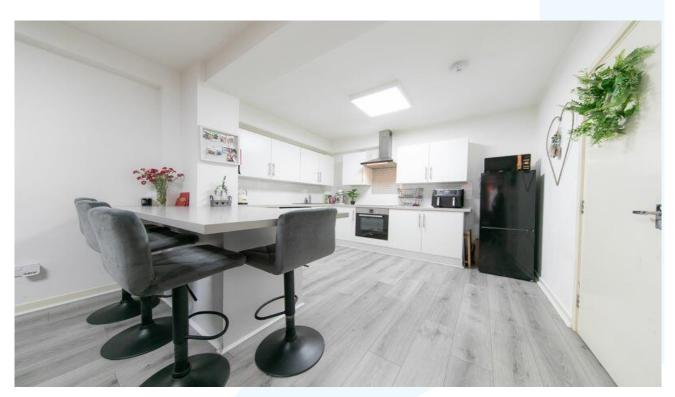


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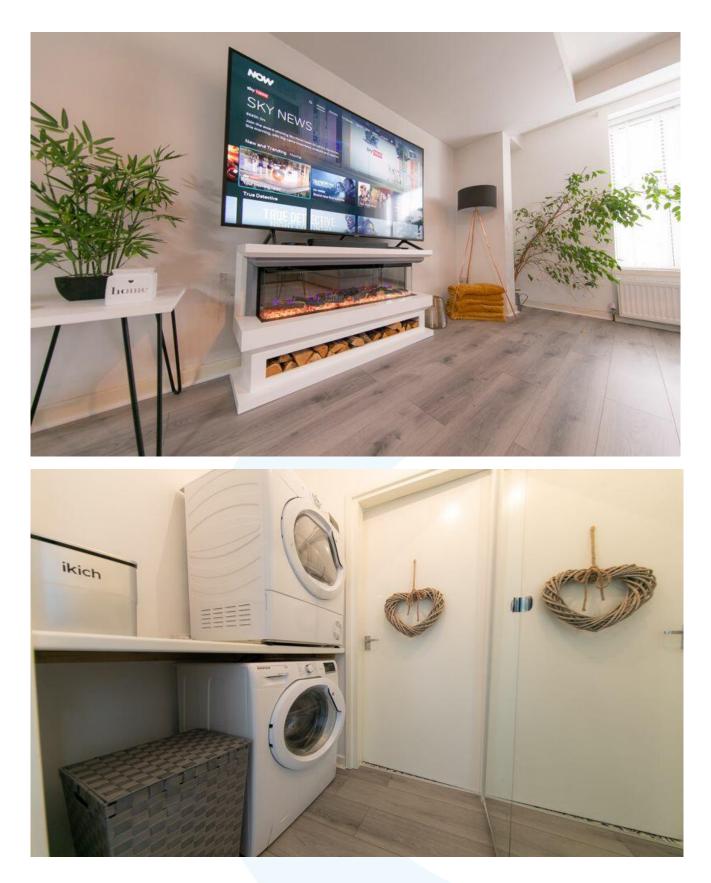


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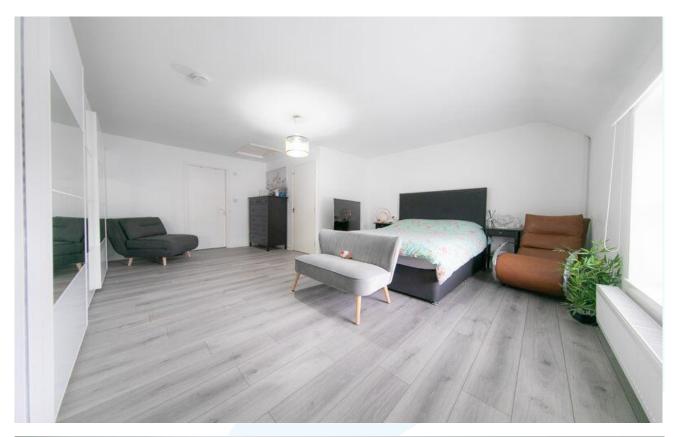
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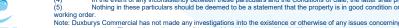
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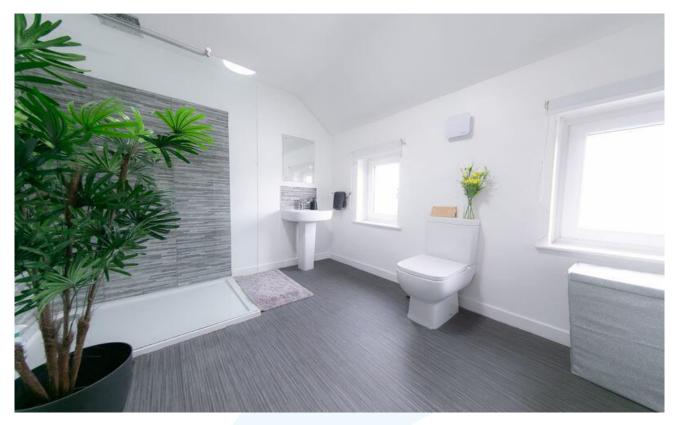
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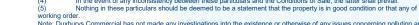
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 Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





Office 4.71 x 3.36m 15'5" x 11'0" Kitchen/Dinre/Lounge 3.46 x 10.15m 11'4" x 33'3" 1111 Office 4.71 x 3.60m 15'5" x 11'10" ... Office 5.18 x 2.88m 17'0" x 9'5" Bathroom 2.83 x 2.01m Bedroom 9'3" x 6'7" 4.94 x 5.75m 16'2" x 18'11" Storage 2.83 x 1.56m 9'3" x 5'1" Landing Kitchen Landing 2.54 x 3.05m 8'4" x 10'0" Bedroom 4.10 x 3.43m Ensuite 3.15 x 2.52m 10'4" x 8'3" WC 13'5" x 11'3" Storage Entrance Porch Porch Ground Floor Office Ground Floor Flat Second Floor Flat First Floor Flat

11a, Market Place, Poulton-le-fylde, FY6 7AS

Total Area: 226.2 m² ... 2435 ft²

All measurements are approximate and for display purposes only

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) contract. 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 f fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
(3) The Vendor does not make or give and heither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
(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.



working order

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