

# 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

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**ASKING PRICE: £325,000 EXC**

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**Duxburys  
Commercial**

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://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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## 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: 17<sup>th</sup> April 2028

### 11a Market place (residential)

Rating: C

Cert no: 9628-4072-6294-9178-4980

Expiry: 16<sup>th</sup> 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](mailto: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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11a, Market Place, Poulton-le-fylde, FY6 7AS



Total Area: 226.2 m<sup>2</sup> ... 2435 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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