

# FOR LEASE

WOULD SUIT A VARIETY OF  
ALTERNATIVE USES – SUBJECT TO CONSENT\*

5 CHURCH ROAD  
LYTHAM  
LANCASHIRE  
FY8 5LH

- FORMER LICENSED RESTAURANT PREMISES
- PRIME, BUSY STREET, LOCATION
- WOULD SUIT ALTERNATIVE USES – S.T.P.P.
- BENEFITS FROM A HIGH VOLUME OF PASSING TRADE
- AREA APROX: 800 SQ FT
- FRONT PEDESTRIAN ENTRANCE FOR CUSTOMERS
- REAR PEDESTRIAN ACCESS FOR STAFF / LOADING
- PLEASE NOTE THERE IS NO REAR YARD OR EXTERNAL SPACE – ONLY PEDESTRIAN ACCESS
- INTERNAL VIEWING HIGHLY RECOMMENDED

**RENTAL: £19,500 PA EXC**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# CHURCH ROAD, ST ANNES

## LOCATION

The premises is located on Church Road in Lytham, which is a continuation of Clifton Street, Lytham's main High Street. The premises benefits from a wealth of passing vehicle and pedestrian trade. Other well established operators on the road include Fat Face, Sea Salt & Fab Home Interiors. The surrounding areas comprise of dense residential areas to include many affluent areas. Ease of access is available onto Lytham Square and Lytham Green.

## DESCRIPTION

The Premises can be used for a variety of uses (subject to planning permission):

- Shop use / E Use Class purposes, Nails and Beauty, Treatments, Office type uses would all be considered by the Landlord (STPP).
- The premises can be stripped out internally also, to provide complete open plan space, subject to lease and landlord consent.
- the premises is opposite a Barbers, Solicitors office, retail shop and County pub.
- Plan available on the brochure for guidance purposes.

Presently used as a themed open plan dining area and bar with wood flooring, concealed lighting, decorated to a high standard.

- Bar Area in beach bar theme
- Kitchen space with stainless steel extractor unit.
- Ladies and Gents WC's

Front customer entrance off the main road. Rear pedestrian access/exit to the rear for staff. There is no rear yard as such but there is rear access for bins etc.

## ACCOMMODATION

Ground Floor approx. 800 sq ft.

## LEASE/LLEGAL FEES

A new effective FRI lease is available with terms to be agreed by negotiation. Incoming tenant is to pay the landlords legal fees incurred in the transaction.

## 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.

## BUSINESS RATES

Rateable Value: £15,750 pa. This is not the amount you pay but is used to calculate Rates Payable.

## EPC

Energy rating: B  
Valid until: 4<sup>th</sup> July 2032

## VAT

Disclaimer: All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1.

### 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.

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) 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 fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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- (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.

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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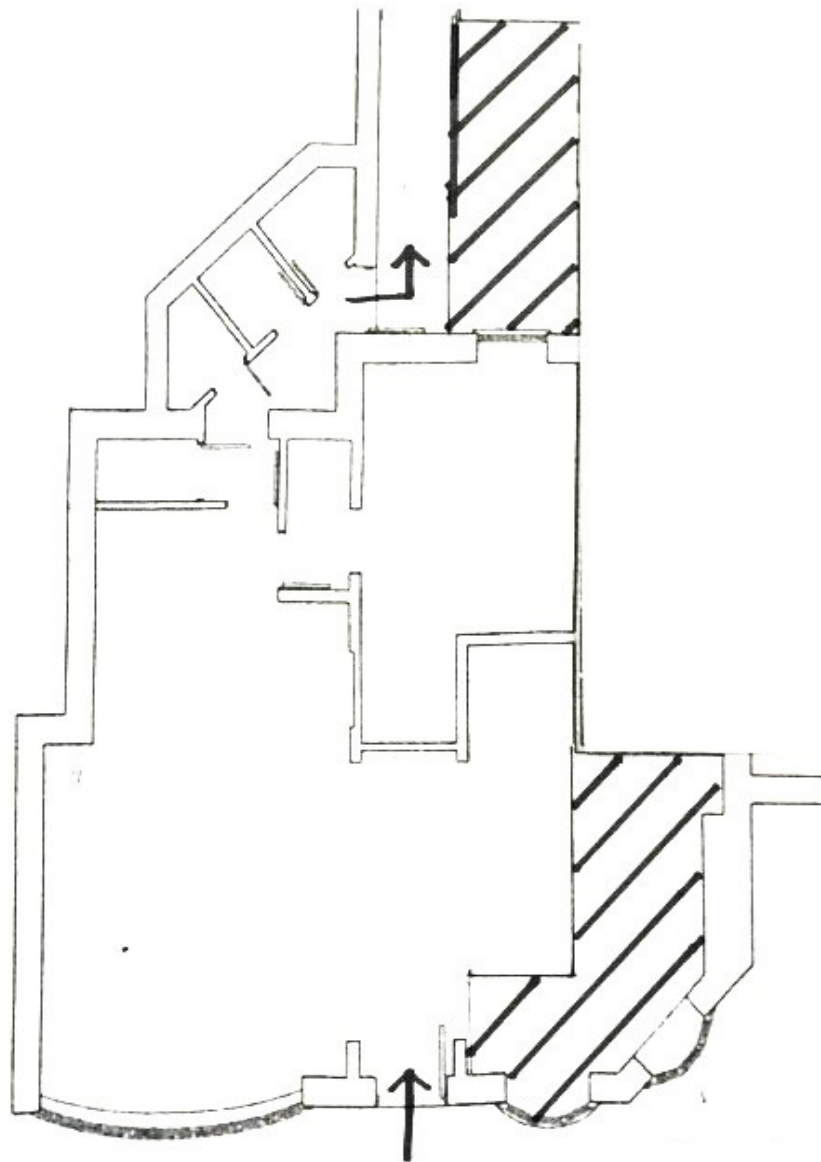


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**GROUND FLOOR**



**Hatched area = Not included**

Plan is for guidance purposes only and not to be relied upon solely.

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