

FOR LEASE

14 LANCASTER ROAD
KNOTT END ON SEA
POULTON LE FYLDE
LANCASHIRE
FY6 0AR

- SUBSTANTIAL GROUND FLOOR COMMERCIAL PREMISES, WITHIN A PARADE OF SHOPS
- TOTAL AREA: 750 SQ FT APPROX.
- WEALTH OF PASSING VEHICLE & PEDESTRIAN TRADE
- EXCELLENT TRADING LOCATION
- ONE CAR PARKING SPACE TO THE REAR

RENTAL: £7,750 per annum



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

LANCASTER ROAD, KNOTT END

DESCRIPTION

Ground floor commercial premises forming part of a busy parade opposite the library in Knott End. The surrounding areas comprise of dense residential areas that feed the local shops and high street.

Excellent signage options. The premises would suit a variety of uses also (subject to planning and landlord consent). The premises is decorated and present to a high standard internally.

One car parking space to the rear.

ACCOMMODATION

Ground floor space:

A mix of open plan and cellular space.

Rear Kitchen and disabled access WC.

Rear exit.

Car parking to rear.

Total Area: 750 sq ft approx.

RATEABLE VALUE

TBC.

Small business rate relief may apply to applicable tenants/occupiers.

LEASE / LEGAL COSTS

A new effective FRI lease is available with terms to be negotiated. The incoming tenant is to be responsible for the landlord's legal fees incurred in the transaction. Quote to be provided.

ADDITIONAL PHOTOS

Can be viewed to the back page of the brochure.

EPC

TBC

VAT

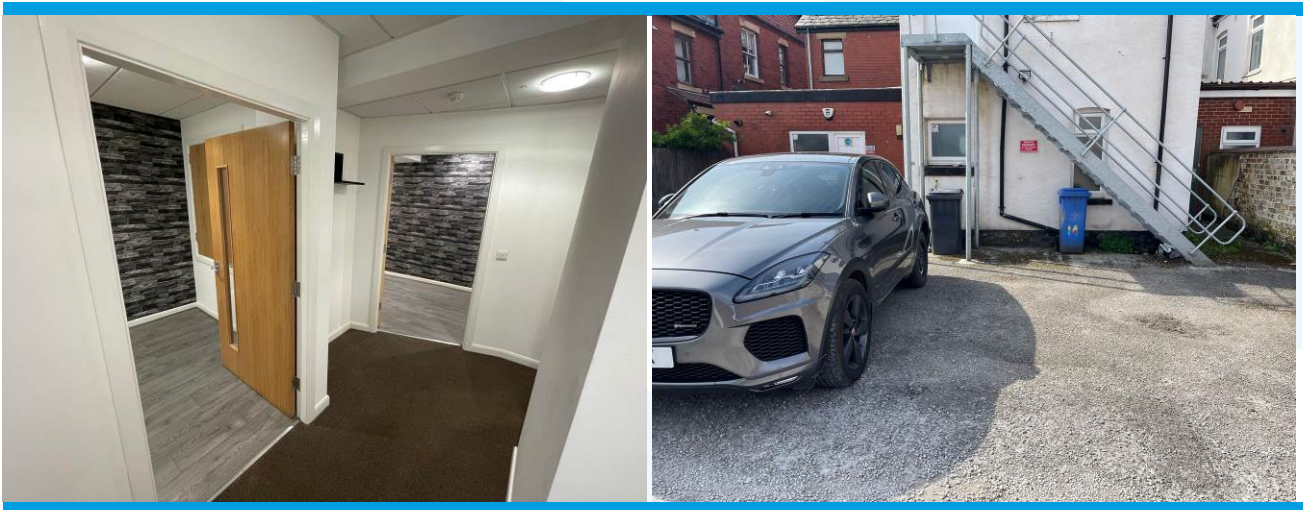
Disclaimer: all prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919, Option 1.

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.



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- (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.
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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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