

FOR LEASE

PRIME SHOP WITH REAR STORE / LOADING.

8 MARKET SQUARE
(OFF CLIFTON STREET)
LYTHAM
LANCASHIRE
FY8 5LW

- PRIME, LYTHAM TOWN CENTRE, GROUND FLOOR SHOP PREMISES
- THE SHOP WOULD SUIT A VARIETY OF USES - STPP
- BUSY LOCATION WITH A WEALTH OF PASSING VEHICLE AND PEDESTRIAN TRADE
- LOCATED DIRECTLY OPPOSITE THE POPULAR LYTHAM MEMORIAL GARDENS
- SITUATED WITHIN A BUSY AND FULLY OCCUPIED PARADE OF SHOPS

RENTAL: £24,000 PA EXC



Duxburys
Commercial

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 SQUARE (OFF CLIFTON STREET), LYTHAM

DESCRIPTION

This prime ground floor shop premises comprises:

- Excellent shop front with dual window display
- Great signage opportunity
- The position enjoys a wealth of passing pedestrian and vehicle trade.
- Also located directly opposite the popular Lytham Memorial Gardens, Fat Face and Zest.
- Located within the same parade as Lytham Kitchen and other established businesses.
- An easily accessible position, with surround dense residential and affluent areas.
- Open plan shop premises
- Added benefit of a rear store/garage space with vehicle loading door.
- The shop would suit many uses, subject to planning and landlord consent.

Internal viewings are highly recommended to appreciate the deceptive space on offer.

ACCOMMODATION

Ground floor shop premises:

NIA: 800 sq ft

Plus, rear Store/Garage: 300 sq ft.

Total Area: 1,100 sq ft

*ADDITIONAL PHOTOS

Can be seen on the latter pages of the marketing details.

LEASE / LEGAL COSTS

The premises are available by way of a new effective FRI lease with terms to be agreed. The ingoing tenant is responsible for the landlord's legal fees incurred. Quote to be provided.

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

LOCATION

This prime mixed use property occupies a prime trading location on Market Square, part of the main thoroughfare of Lytham and a continuation of Clifton Street. The very popular Lytham Memorial Gardens are located directly opposite the subject property and a lovely view can be enjoyed from the first floor flat and the ground floor shop.

The property benefits from a wealth of passing pedestrian and vehicle trade. The surrounding areas comprise of dense and affluent residential areas. Ease of access is available onto Lytham Green. The parade of shops within which the subject property stands, boasts an array of established operators to include Sea Salt, Marsden Building Society, Ripleys of Lytham, Broadhurst Optometrists and Lytham Kitchen to name a few.

RATEABLE VALUE

Taken from the VOA website. May be subject to change. Ground floor shop premises: RV: £13,500 pa. This is not the amount payable, but the amount used to calculate the rates payable.

EPC

Rating: E

Certificate no: 0320-0135-3949-8724-9006

Expiry: 5/5/2025

VAT

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

VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 OR Email:

adam@duxburyscommercial.co.uk for more details.

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. All information stated is subject to planning permission also.

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 - (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.
 - (3) The Vendor does not make or give and neither 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.
- 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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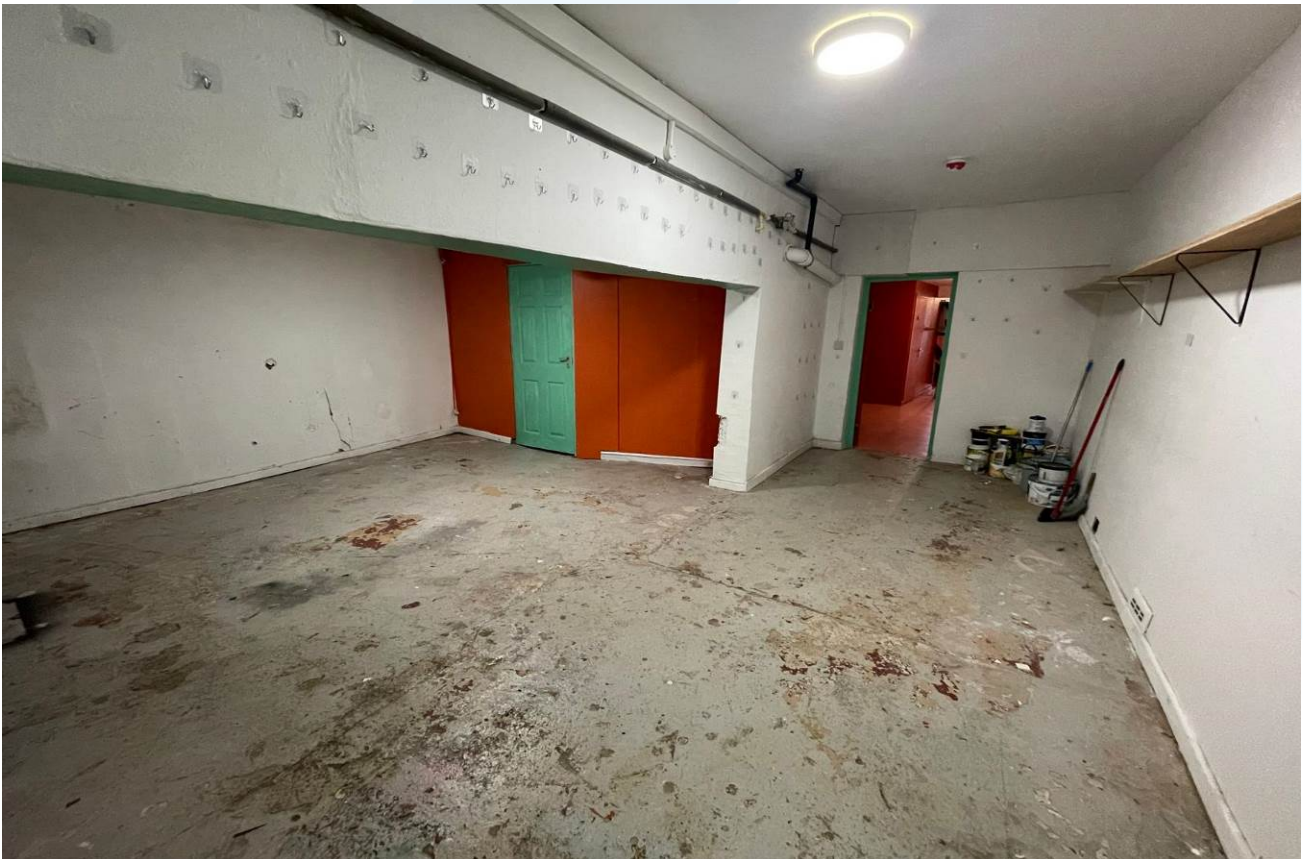
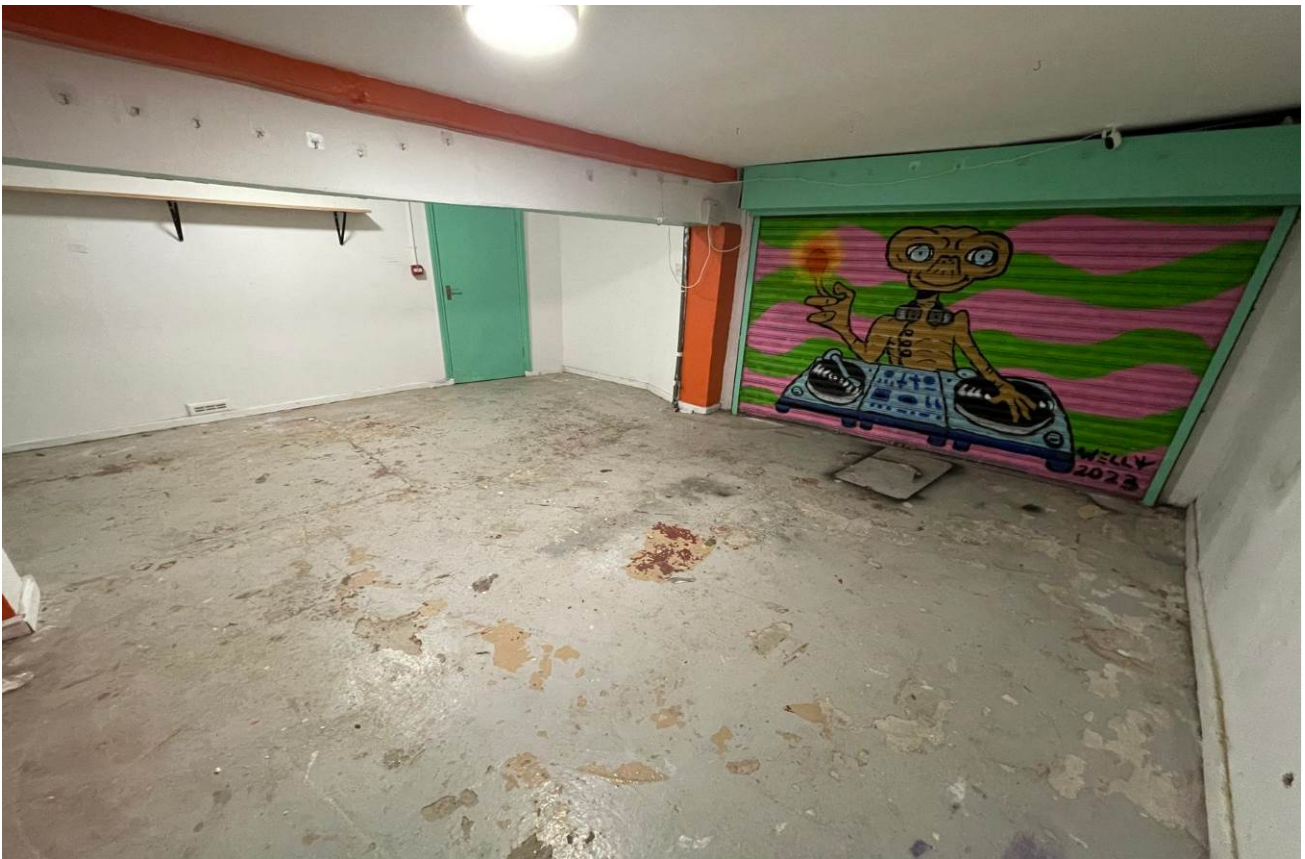


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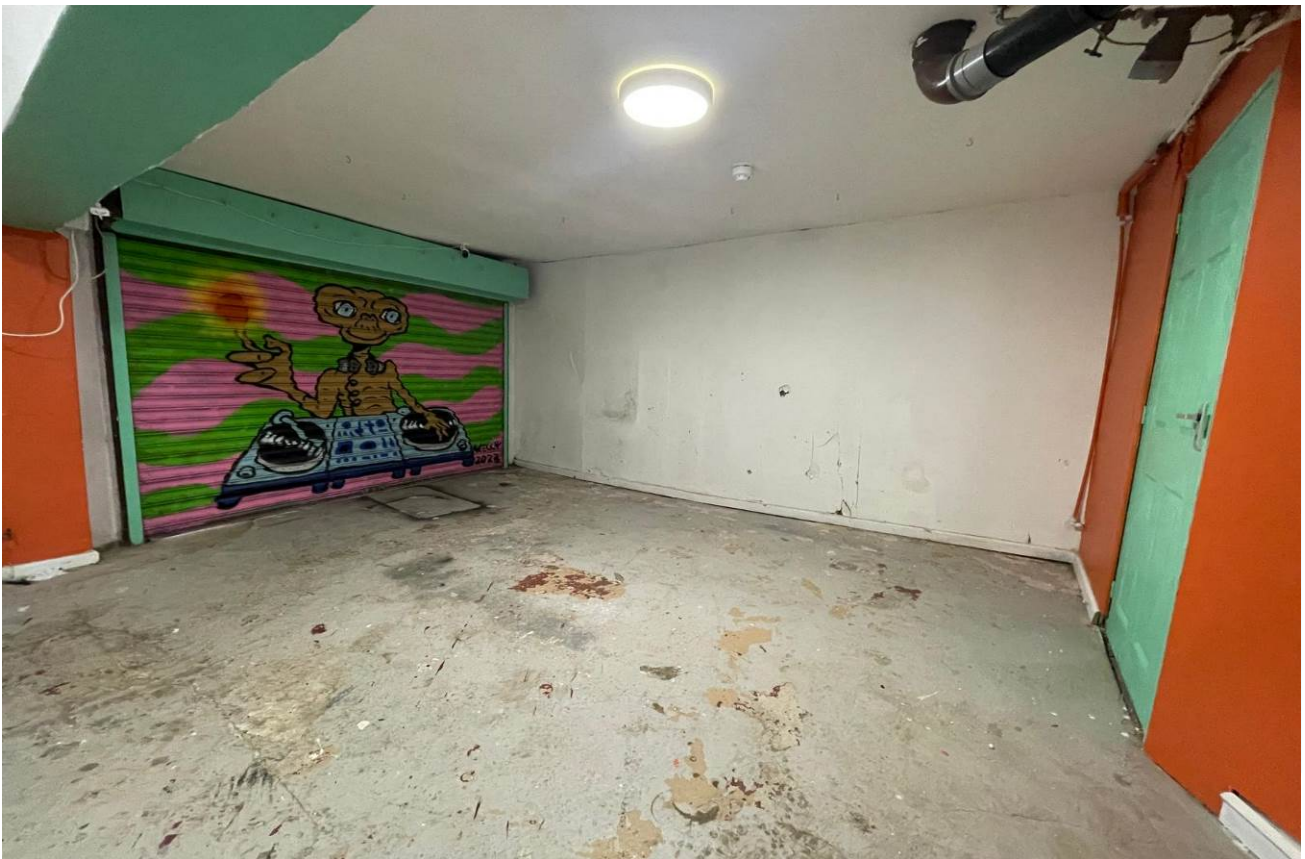
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