

FOR LEASE

20 ORCHARD ROAD
ST ANNES ON SEA
LANCASHIRE
FY8 1RY

- RETAIL UNIT / SMALL COMMERCIAL PREMISES
- VERY BUSY TRADING LOCATION
- WEALTH OF PASSING PEDESTRIAN & VEHICLE TRADE
- TOTAL GROUND FLOOR NIA: 366 SQ FT
- TOWN CENTRE LOCATION
- INTERNAL VIEWING RECOMMENDED

RENTAL: £7,500 PER ANNUM EXCLUSIVE



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

ORCHARD ROAD, ST ANNES ON SEA

LOCATION / DESCRIPTION

Duxburys Commercial are pleased to offer for rent this retail unit which occupies a busy location on Orchard Road within the town centre of St Annes.

Orchard Road connects onto Wood Street and the prime shopping thoroughfare of St Annes Road West with its range of national retailers and established local businesses.

St Annes has a wide selection of local amenities, shops and national high street retailers. Ease of commuting is available throughout the town and to neighbouring areas.

Ground Floor open plan retail /commercial premises that would suit a variety of uses. All interest invited.

Excellent shop front and window display.

Viewings by prior appointment through Duxburys Commercial on 01253 316919 Option 1.

ACCOMMODATION

Total NIA: 35 SQ M (366 SQ FT)

Ground floor premises.

ADDITIONAL PHOTOS

Can be viewed overleaf.

Internal photos to follow soon.

LEASE/LEGAL FEES

An effective FRI lease is available with terms to be agreed.

The ingoing tenant is to be responsible for the Landlord's legal costs incurred during the transaction. Quote to be provided.

BUSINESS RATES

A tenant may benefit from small business rate relief with this premises, if applicable. Tenants should make their own enquiries.

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

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



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 s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(4) 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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