

FOR LEASE

14 ST ANDREWS ROAD SOUTH
ST ANNES ON SEA
LANCASHIRE
FY8 1SR

- OPEN PLAN COMMERCIAL SPACE WITH CELLAR STORAGE
- BUSY TRADING LOCATION WITH PASSING TRADE
- FORECOURT TO THE FRONT
- GROUND FLOOR NIA: 515 SQ FT
- PLUS, CELLAR 210 SQ FT
- TOTAL SPACE: 725 SQ FT
- VIEWINGS RECOMMENDED BY APPOINTMENT

RENTAL: £7,200 pa 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

ST ANDREWS ROAD SOUTH, ST ANNES ON SEA

LOCATION

This commercial premises occupies a strong trading location in the town centre of St Annes. It enjoys a wealth of passing pedestrian and vehicle trade and is conveniently located off The Crescent / St Annes main high street. There are neighbouring established businesses and dense surrounding residential locations.

DESCRIPTION

The commercial premises would suit a variety of uses and internal viewings are highly recommended to appreciate the space on offer.

It comprises of a ground floor commercial space and stairs leading down to basement storage.

The property has mains electricity (no gas supply).

Internal viewings are highly recommended and available via our office.

ACCOMMODATION

Ground floor: 515 sq ft
WC

Cellar 210 sq ft

Total combined Area: 725 sq ft

ADDITIONAL PHOTOS

Additional photos can be seen to the back pages of the brochure, internal photos to follow soon.

BUSINESS RATES

RV: £7,400

This is not the amount payable but the amount used to calculate rates payable. **Small Business Rate Relief may be available to qualifying tenants.** Please contact Fylde Council for further information.

LEASE/LEGAL FEES

A new effective FRI lease is available with terms to be negotiated.

The incoming tenant is to be responsible for the landlords legal fees incurred in the transaction. Quote to be provided.

EPC

Rating: E

Expiry: 5/6/2031

Cert no: 3506-2252-5289-1976-8011

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: 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.

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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(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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