

FOR LEASE

PREVIOUSLY USED FOR MEDICAL IMAGING / X-RAYS*

**DETACHED OFFICE / MEDICAL
IMAGING / X-RAY USE BUILDING***
32 ORCHARD ROAD
ST ANNES
LANCASHIRE
FY8 1PF

- HIGH SPECIFICATION DETACHED COMMERCIAL BUILDING WITH CAR PARKING FRONT & REAR
- PREVIOUSLY USED FOR MEDICAL IMAGING / SCANNING / X-RAY USE PURPOSES*
- STILL FITTED OUT FOR THIS USED TO CERTAIN AREAS
- ALSO, HIGH SPECIFICATION OFFICE SPACE
- PRESENTLY UNDERGOING REDECORATION
- CONVENIENT TOWN CENTRE POSITION
- KITCHEN & WC FACILITIES
- TOTAL NET INTERNAL AREA: 4,200 SQ FT
- CAR PARKING FOR APPROX. 16 CARS

RENTAL: £55,000 PA EXCLUSIVE



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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ORCHARD ROAD, ST ANNES

DESCRIPTION

This detached commercial building comprises:

- Extensive accommodation, set across 3 floors.
- The building previously had Medical Imaging / Scanning / X-ray use. All present and future planning uses should be verified independently*
- The building is still set up for this type of use in areas, with a room set up for X-rays.
- The building is undergoing a schedule of redecoration, ready for a new lease.
- The building also provides high specification office space.
- Lift
- Main front and additional rear stairwells.
- Main ground floor entrance and inner reception.
- Kitchen and WC's.
- Detached building
- Solar panels.
- Car parking to the front and rear, for up to 16 cars.

Internal viewings are highly recommended.

ACCOMMODATION

Ground Floor: Net Internal Area 1,200 sq ft
Front Entrance and reception Hallway, inner Reception area, a selection of cellular rooms and access to the Lift. WC, storage and rear exit.

First Floor: Net Internal Area 1,500 sq ft
Stairwell leading onto Landing/Hallway, a selection of cellular rooms and access to the Lift. WC, storage and rear second staircase to ground or second floors.

Second Floor: Net Internal Area 1,500 sq ft
Stairwell leading onto Landing/Hallway, large open plan room to the rear and a selection of additional cellular rooms. WC, storage and rear second staircase to first/ground floors.

TOTAL NET INTERNAL AREA: 4,200 SQ FT approx.

SEE LAYOUT PLANS OVERLEAF

LOCATION

This commercial building is situated in St Annes town centre, on Orchard Road. Orchard Road is off St Anne's Square and the main shopping area, neighbouring occupiers include office uses, solicitors, professional services, a dental practice, cafes and restaurants.

The location is close to Clifton Drive North/South and St Anne's Road West providing commuting options out of St Anne's to neighbouring towns to include Blackpool and Lytham.

CAR PARKING

For up to 16 car parking spaces.

EPC RATING

EPC Rating: Details to be confirmed.

LEASE / LEGAL FEES

New FRI lease is available with terms to be negotiated and agreed with the landlord. The incoming tenant may be responsible for the Landlords reasonable legal fees incurred in the transaction. Quote to be provided.

ADDITIONAL PHOTOS / PLANS

Can be seen on the later pages of the brochure.

BUSINESS RATES

2024 RV: To be confirmed.

VAT

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.



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:

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(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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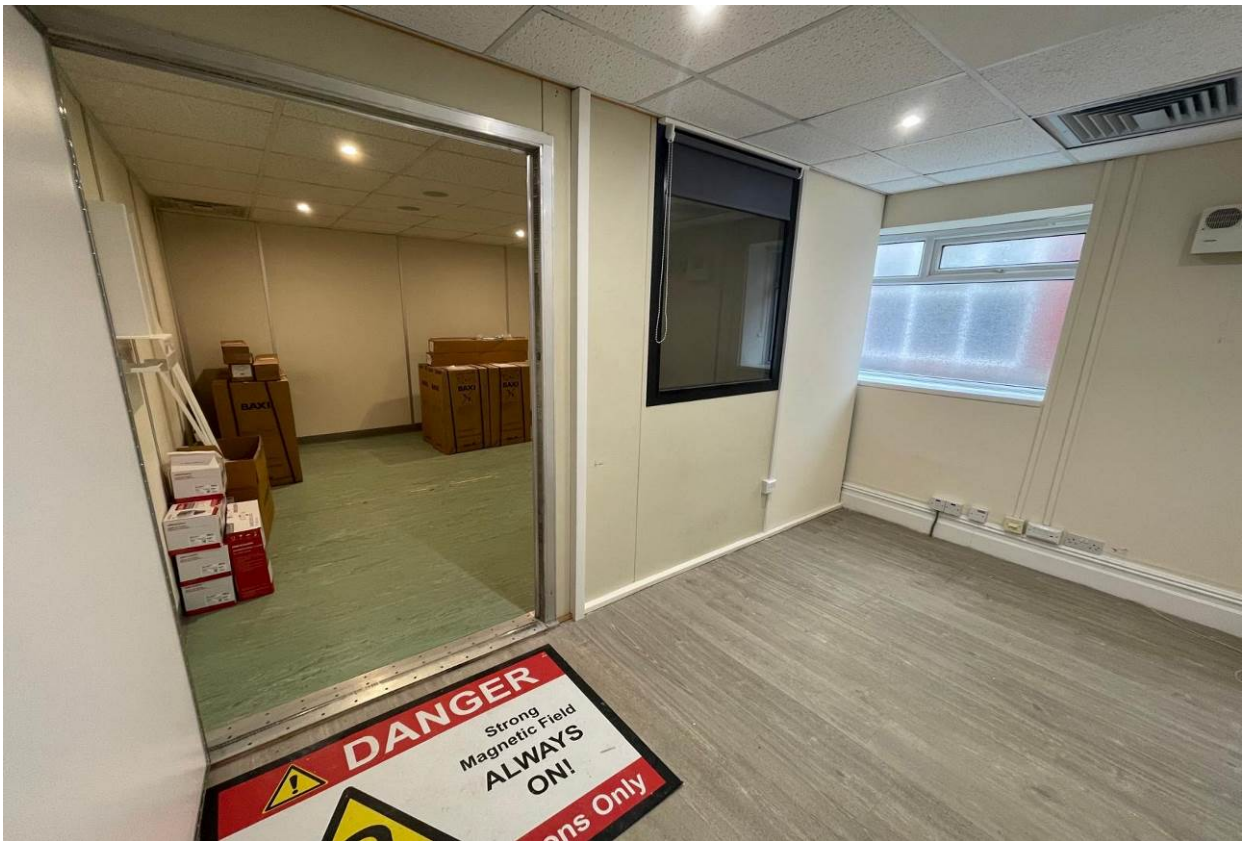
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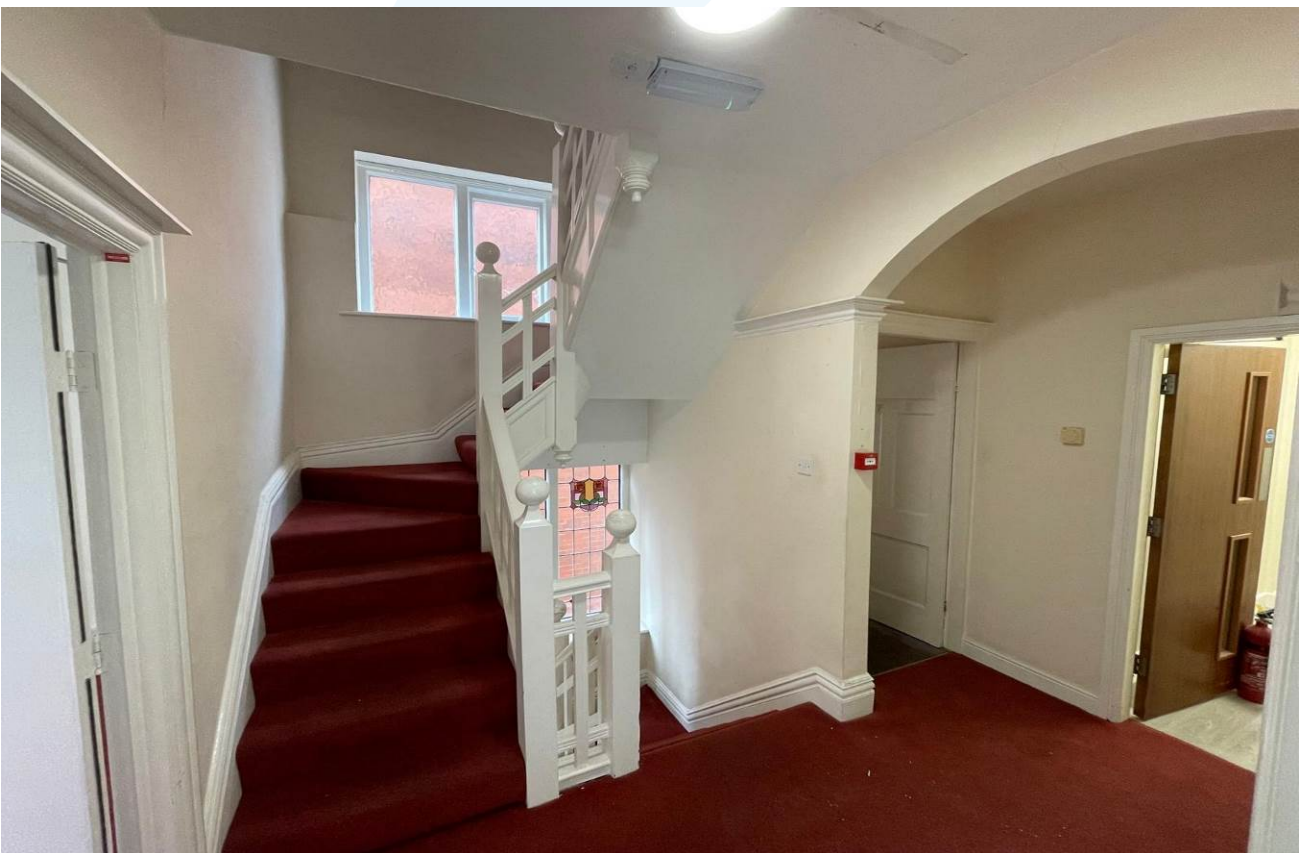
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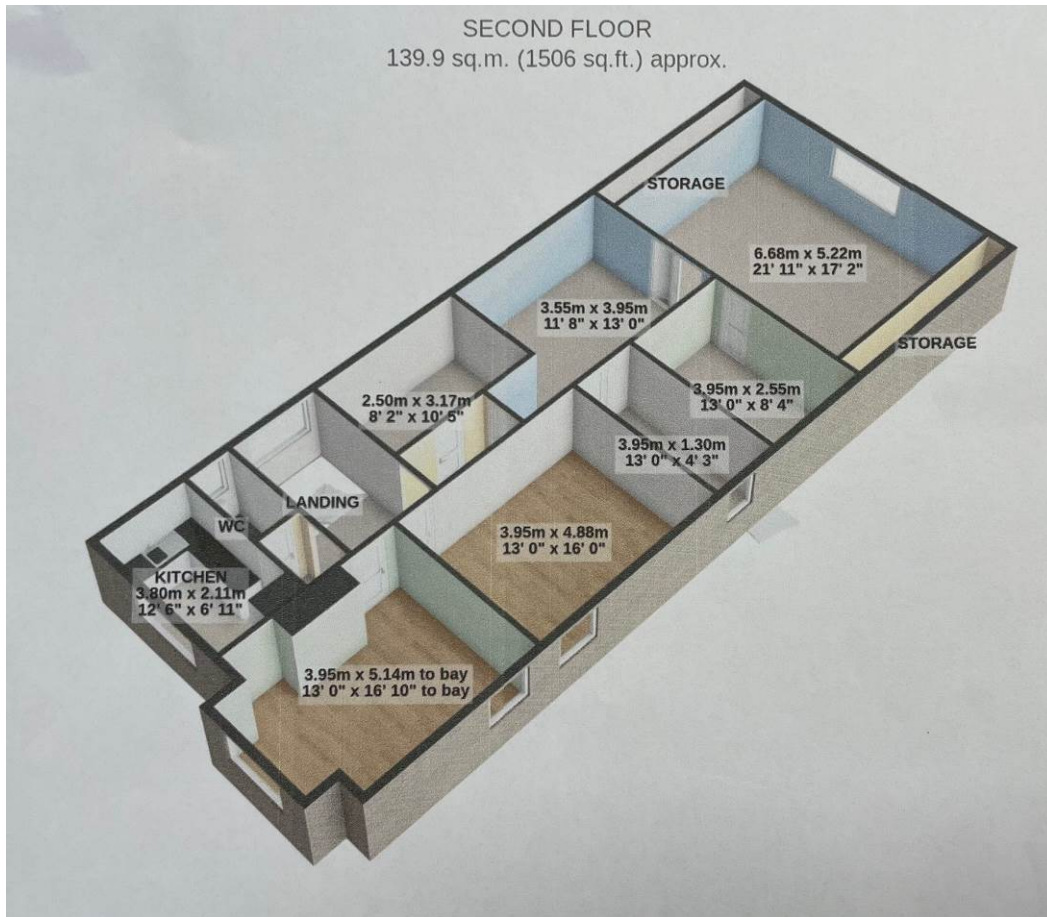
PLANS: are for guidance purposes only and not to be relied upon solely.



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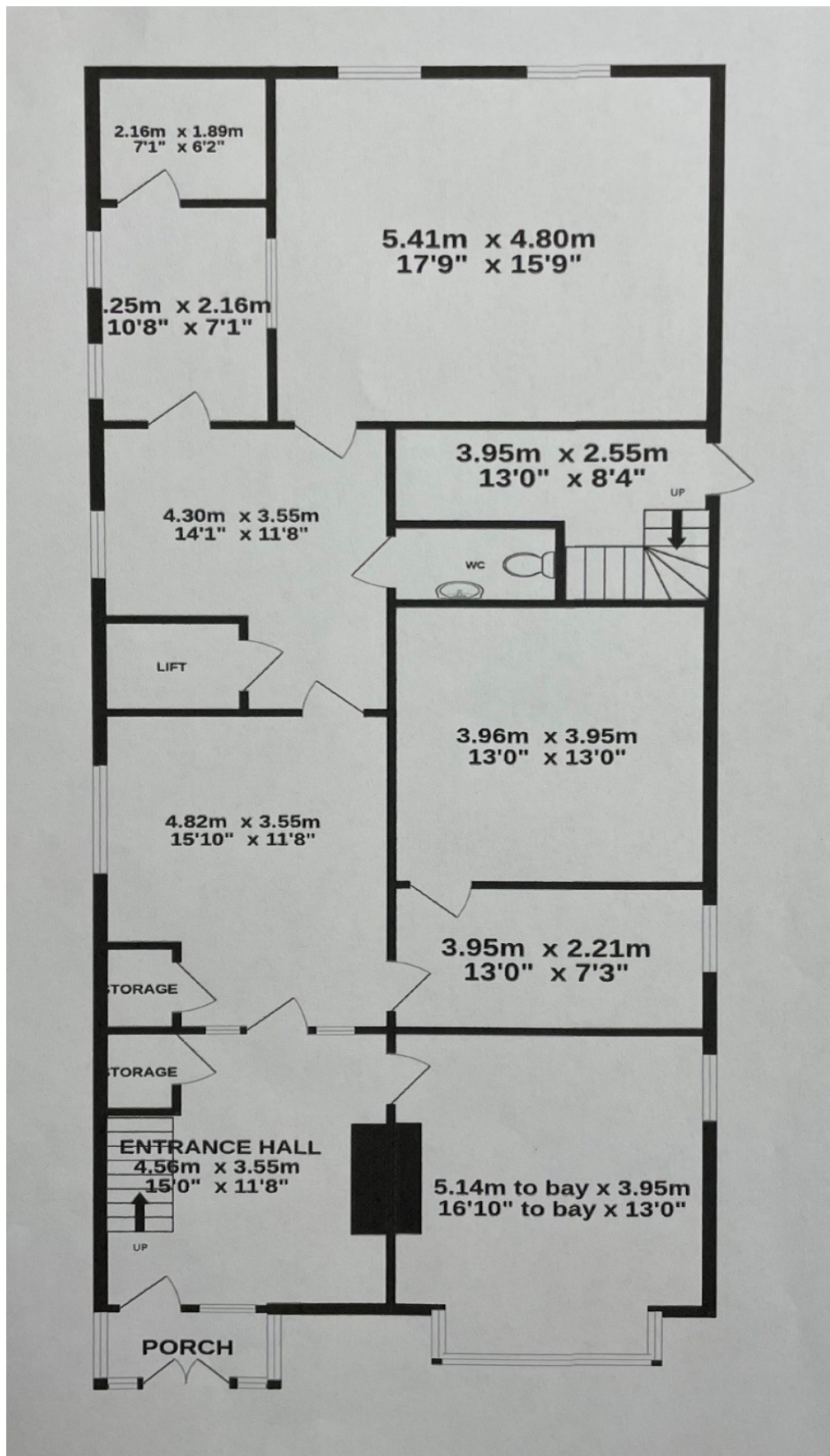


BELOW / OVERLEAF: Layout plans - for guidance purposes only and not to be relied upon solely.



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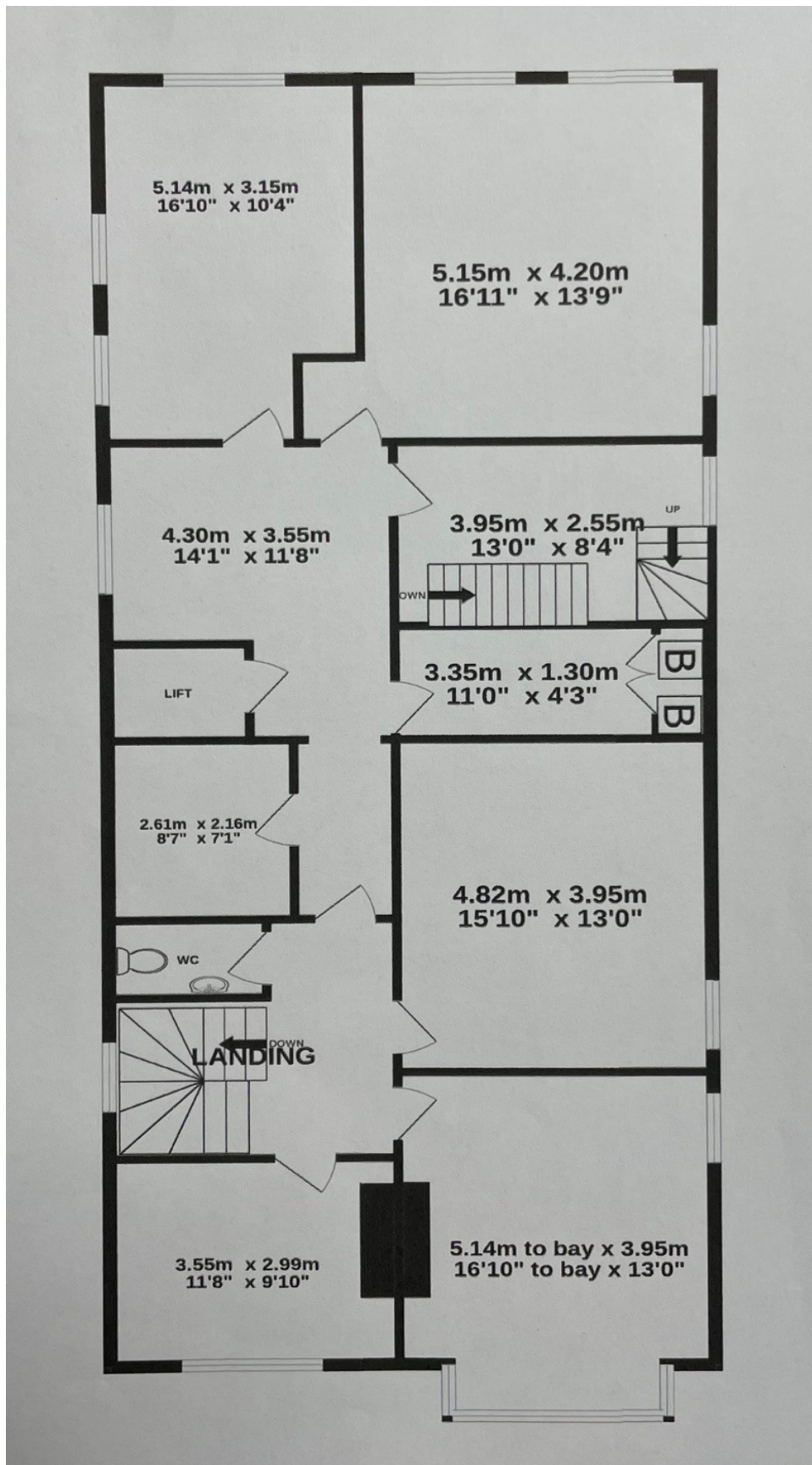


ABOVE: Ground Floor plan for guidance purposes only and not to be relied upon solely.



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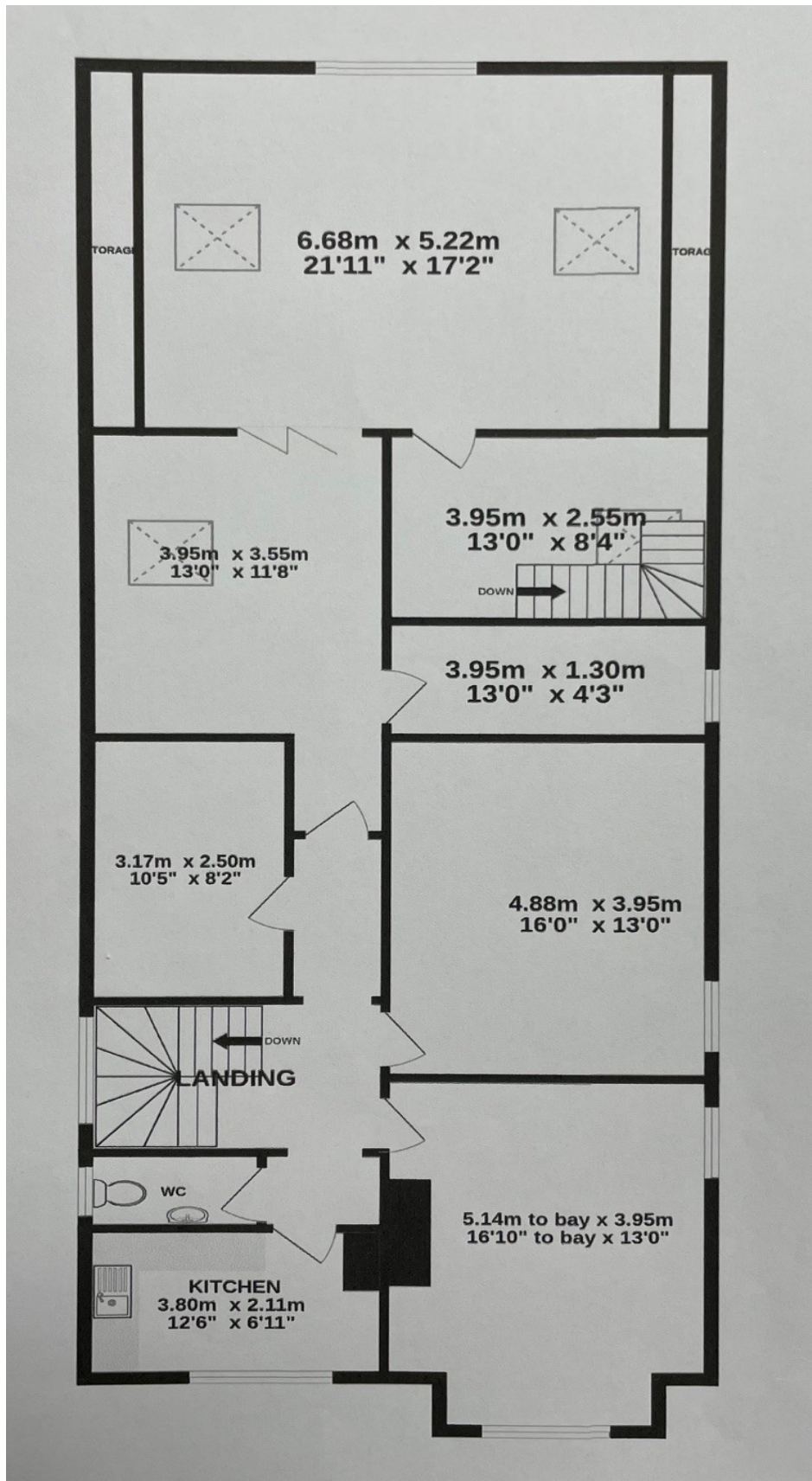


ABOVE: First Floor plan for guidance purposes only and not to be relied upon solely.



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ABOVE: Second Floor plan for guidance purposes only and not to be relied upon solely.



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