

FOR LEASE INTERNAL VIEWING ESSENTIAL

PRIME LYTHAM TOWN CENTRE COMMERCIAL PREMISES

52 CLIFTON STREET
LYTHAM
LANCASHIRE
FY8 5ER

- COMMERCIAL PREMISES OVER THREE FLOORS
- PRIME TRADING LOCATION ON THE HIGH STREET
- PRIVATE CAR PARKING / VEHICLE LOADING AREA TO THE REAR
- FORECOURT TO THE FRONT FOR TRADING WITH CANOPY
- TOTAL AREA: 2,600 SQ FT (APPROX.)
- SUITABLE FOR VARIOUS USES – SUBJECT TO PLANNING PERMISSION / CONSENT
- VERY BUSY TRADING LOCATION WITH PASSING PEDESTRIAN & VEHICLE TRADE
- EXCELLENT SHOP FRONT, WINDOW DISPLAY & SIGNAGE OPTIONS

RENTAL: £45,000 PA EXC.



Duxburys
Commercial

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

CLIFTON STREET, LYTHAM

DESCRIPTION

A prime commercial premises:

- Mainly open plan commercial space, offering flexibility in terms of configuration.
- Ground, first and second floor premises.
- Potential to sublet the upper floors also, subject to contract.
- Excellent shop frontage, window display and signage options.
- Canopy and front forecourt.
- A wealth of passing vehicle and pedestrian trade.
- Highly visible position.
- Kitchen / staff room and WC.
- Internal access to the rear car parking / loading area, exclusively for use by the subject property. Ideal for staff or deliveries.
- Would suit a variety of uses, subject to planning permission and Freeholder consent.

Internal viewing is highly recommended by appointment through our office.

ACCOMMODATION

Ground Floor: 1,485 sq ft

Open Plan retail space, plus a rear Staff room/kitchen and access to the rear car park.

First Floor: 645 sq ft

Open Plan retail space, with some store areas.

Second Floor: 470 sq ft

3 no. separate rooms, Kitchen, WC with wash hand basin.

Total combined area: 2,600 sq ft

Above measurements are approximate and should not be relied upon solely.

VIEWING ARRANGEMENTS

Please call 01253 316919 Option 1 OR Email: adam@duxburyscommercial.co.uk for more details.

RATEABLE VALUE

We are informed: Ratable Value: £31,500 pa. This is not the amount you pay but is used to calculate rates payable. This figure should be verified directly also however by interested parties.

FLOOR PLANS

Can be seen to the back page of the brochure and are for guidance purposes only.

LOCATION

This prime commercial premises occupies a prime trading location on the high street of Lytham. The premises benefits from a high volume of passing vehicle and pedestrian trade. The high street itself includes multiple established local and regional operators and national companies to include Boots, Tesco, Sainsburys, Café Nero amongst others. The surrounding areas comprise of dense residential and affluent areas. Ease of access is available onto Lytham Green, to local car parks and the train station. The property is located within a Conservation area on the South side of the high street.

LEASE / LEGAL COSTS

A new FRI lease is available by way of negotiation, with terms to be discussed. The incoming tenant is to be responsible for the landlord's legal fees incurred in the transaction. A quote will be provided.

EPC

Rating: C / 60

VAT

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

ADDITIONAL IMAGES

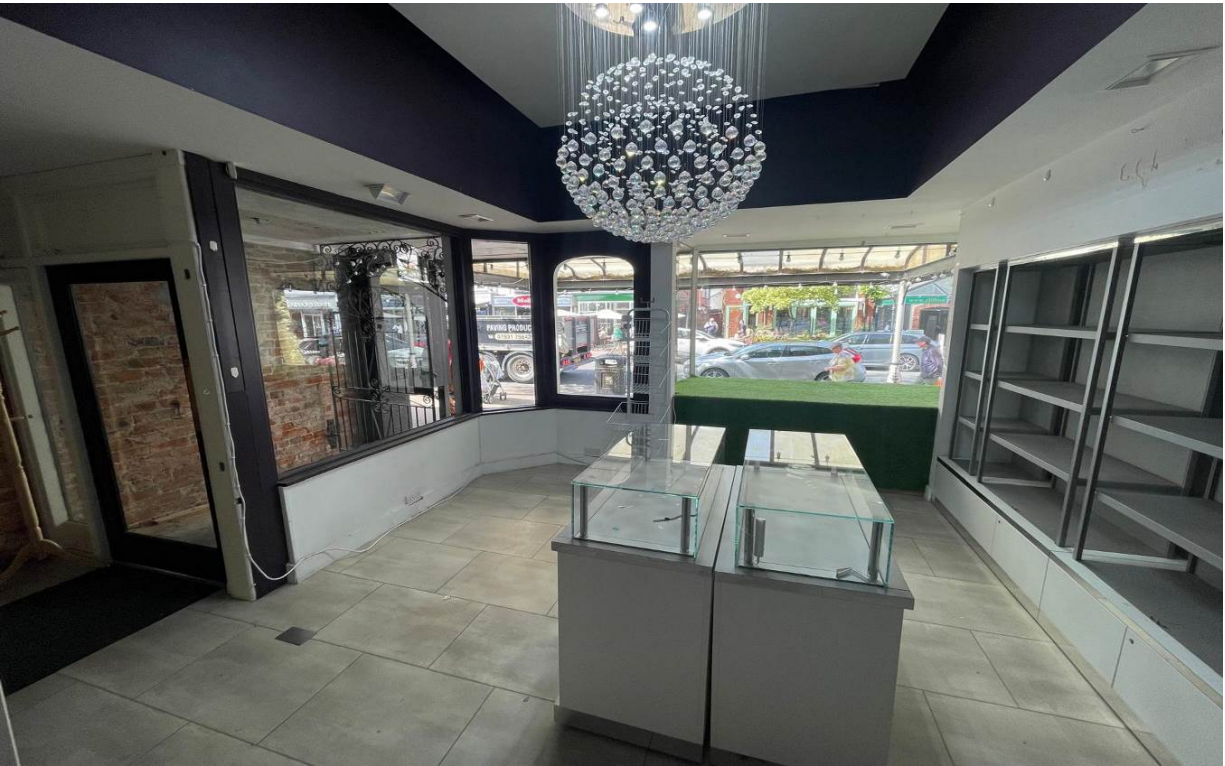
Can be seen to the latter pages of the brochures.

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. No guarantees are provided in terms of the potential use and/or planning consent applicable to the property.



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.
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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.
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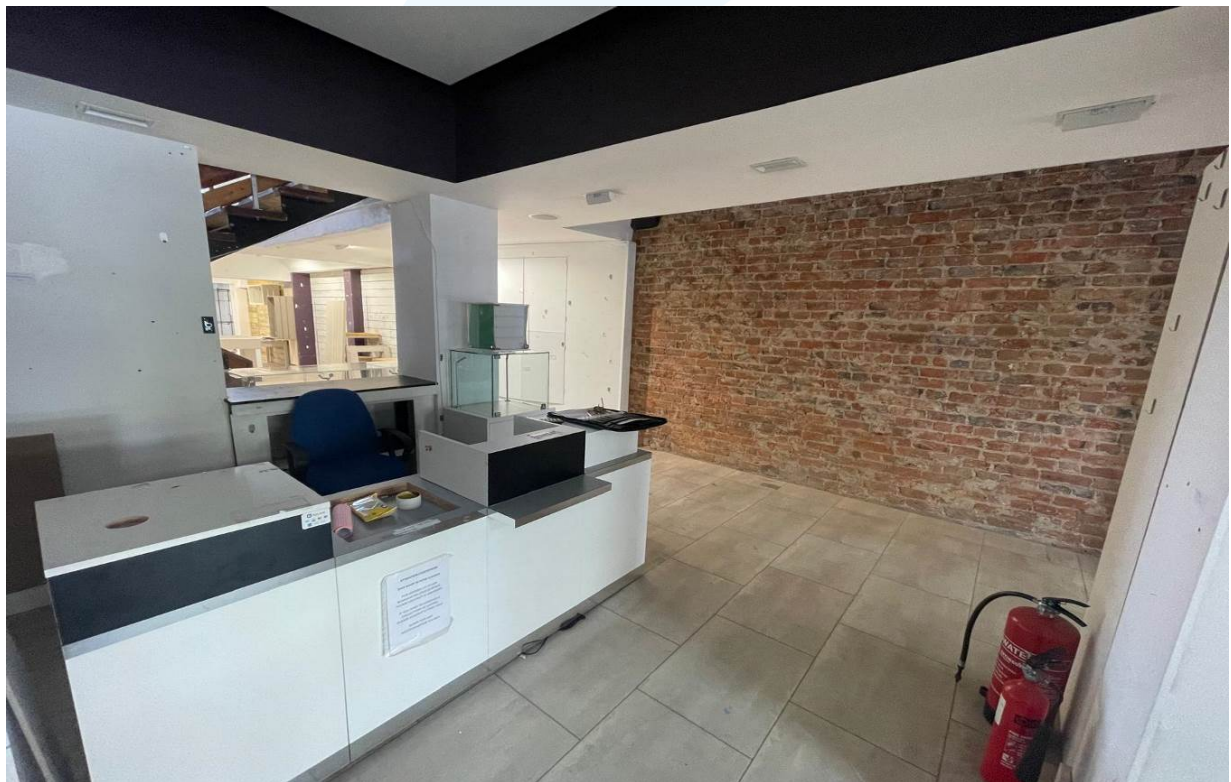


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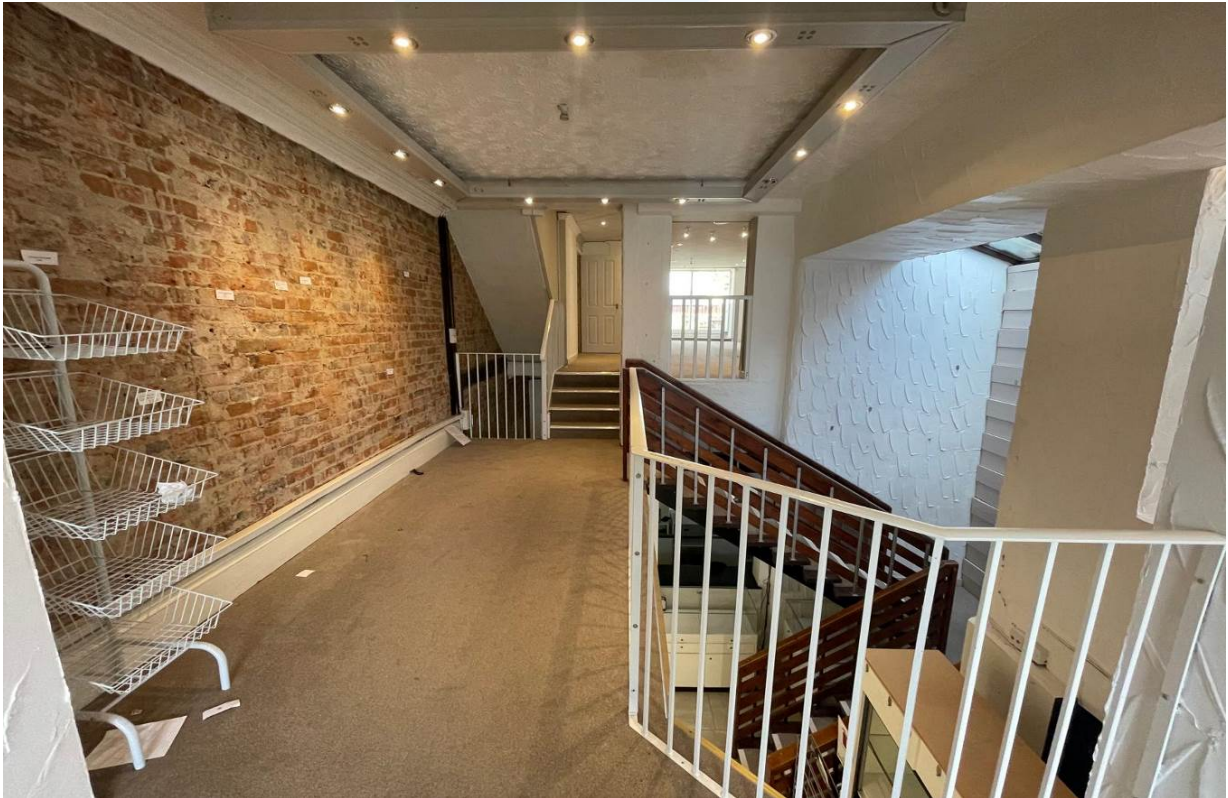


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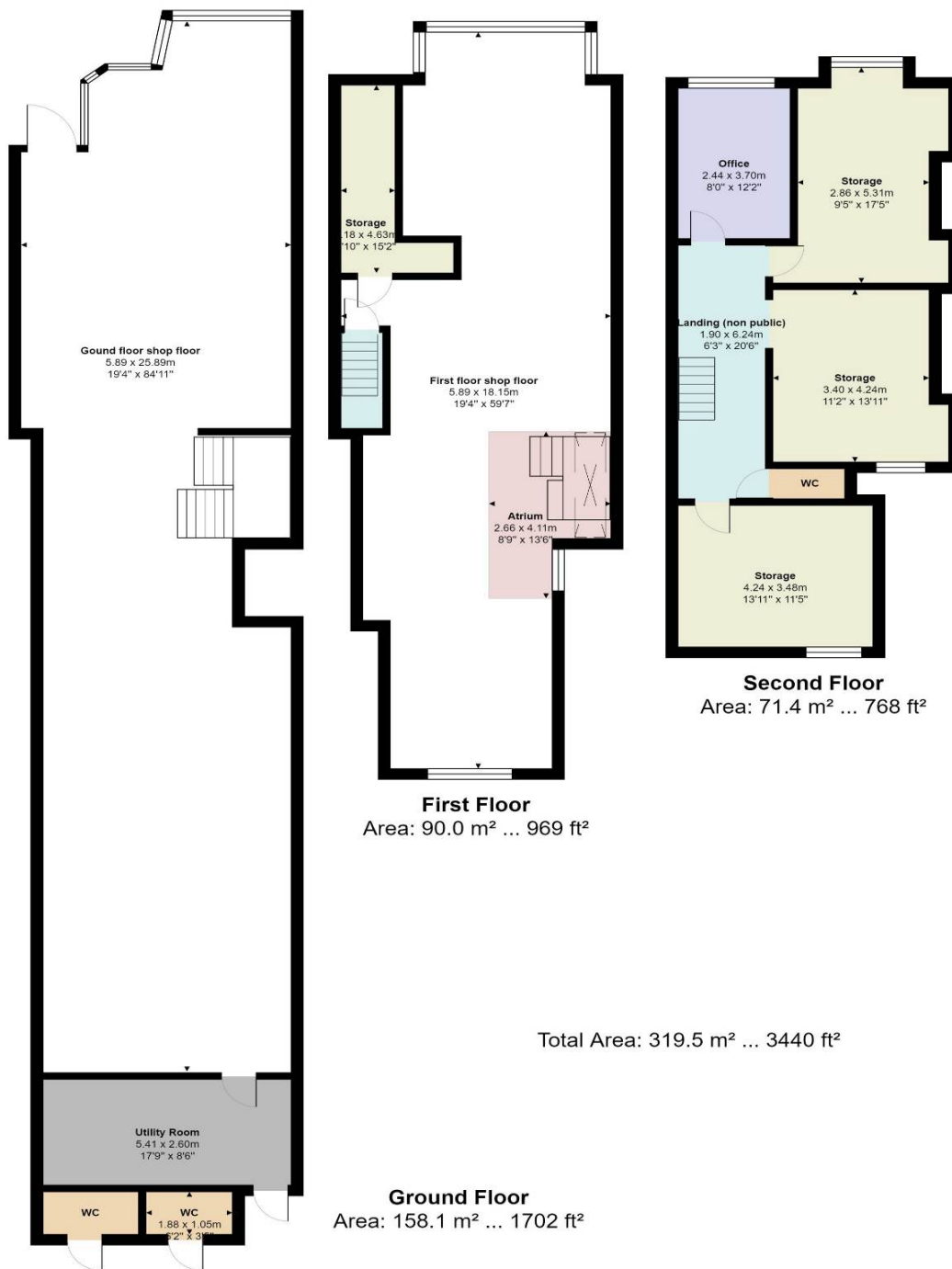
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FLOOR PLANS – for guidance purposes only.

The measurements detailed on the floor plans below have been produced by the third party who created the plans, they are on a Gross basis. The plans are not to be relied upon solely.



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