

FOR SALE

35 ST ANDREWS ROAD SOUTH
ST ANNES
LANCASHIRE
FY8 1PZ

- OPEN PLAN GROUND FLOOR COMMERCIAL PREMISES
- LOCATED IN ST. ANNES TOWN CENTRE
- WOULD SUIT A VARIETY OF USES (S.T.P.P.)
- WEALTH OF PASSING TRADE
- AVAILABLE WITH VACANT POSSESSION – S.T.C.
- WOULD SUIT OWNER OCCUPIER OR INVESTOR
- RENTAL INCOME POTENTIAL APPROX. £6,500 PA EXC.
- VIEWINGS HIGHLY RECOMMENDED

ASKING PRICE: £69,950 EXC



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

ST. ANDREWS ROAD SOUTH, ST ANNES

LOCATION

This property occupies a town centre location in St Annes. St Andrews Road South connects onto Wood Street that in turn runs parallel with St Anne's main high street which is St Annes Road West. The town centre boasts an array of national operators, restaurants and bars. The town also benefits from high numbers of visitors and tourists.

The surrounding areas comprise of dense residential locations providing a mix of residential accommodation to include flats and houses. In addition, adjacent to the property are commercial premises occupied by a variety of local businesses to include a restaurant, fish & chip shop and other retailers and businesses.

DESCRIPTION

This commercial premises is ideally located within St Annes town centre:

- The location provides for a wealth of passing pedestrian and vehicle trade.
- Excellent shop front and signage options
- Open plan premises
- Would suit a variety of uses – subject to consent.
- Would suit owner occupier or investor.
- Rental income potential approx. £6,500 pa exc.

Internal viewing is highly recommended by prior appointment.

ACCOMMODATION

Ground Floor:
Open plan retail area
Rear storage
WC

Total: 540 sq ft

All measurements are approximate

TENURE

Long Leasehold.
Remainder of a 999 year lease which commenced on 24/4/1897. Land reg: LA454874

RATEABLE VALUE

Rateable value: £4,650 (April 2023)

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 Borough Council for further information.

SERVICES

Mains electric
Water
No gas

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

EPC

TBC

VAT

Disclaimer: all prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Via Duxburys Commercial on 01253 316919 (Option 1).

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 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.



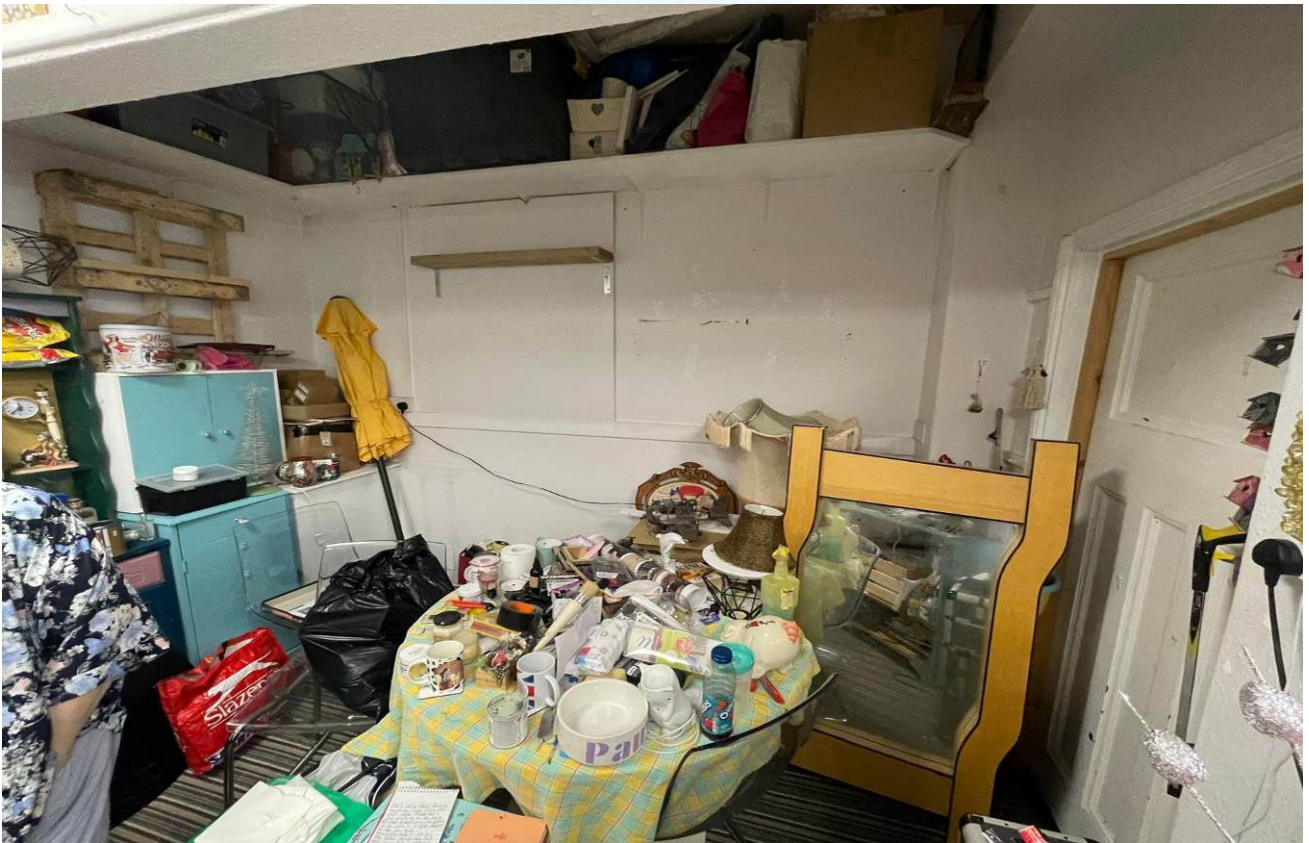


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