

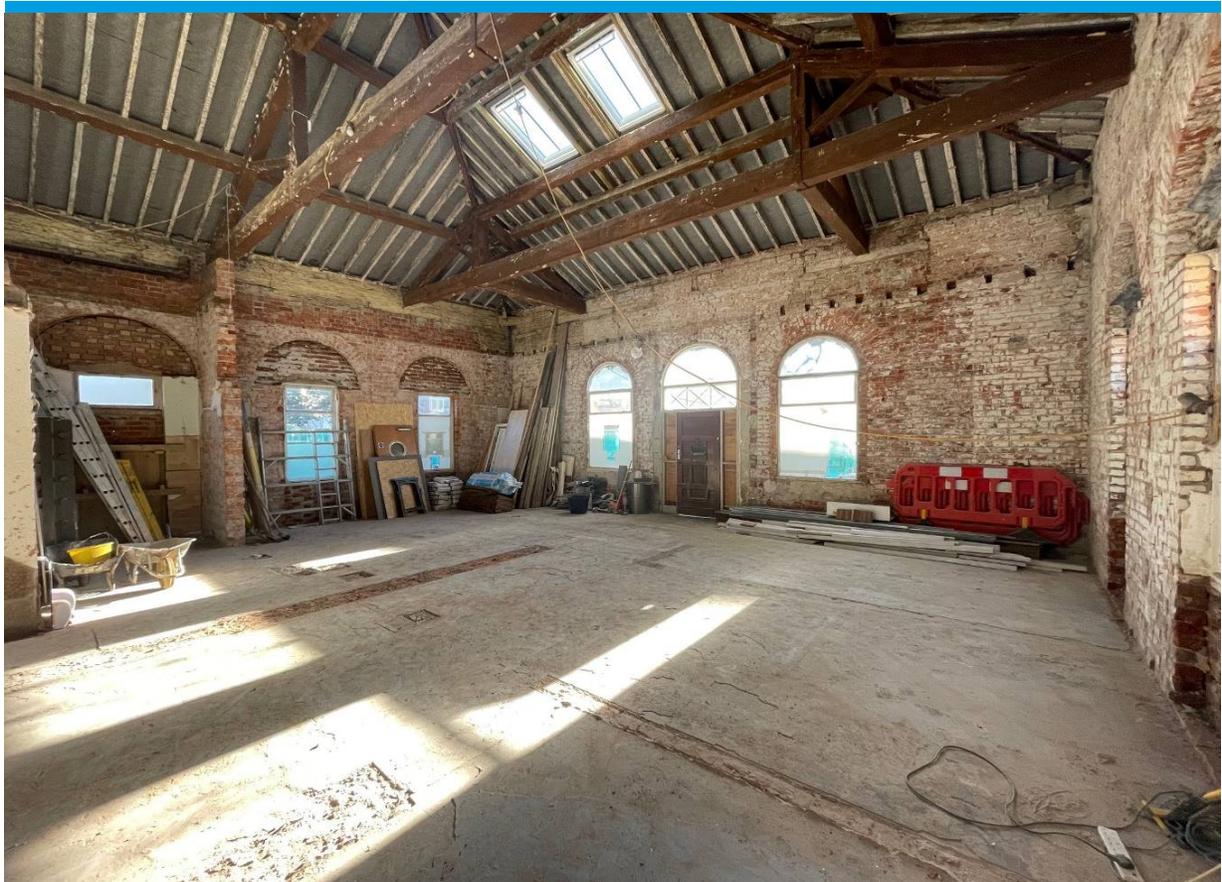
FOR LEASE

**OPEN PLAN / SHELL PREMISES – WOULD SUIT A VARIETY OF USES
SUBJECT TO FIT OUT AND PLANNING / LANDLORD CONSENT**

**FORMER LLOYDS BANK PREMISES
(WITHIN THE CLOCK TOWER BUILDING)
MARKET SQUARE
CHURCH ROAD
LYTHAM, LANCASHIRE
FY8 5LS**

- OPEN PLAN GROUND FLOOR PREMISES
- OPTION FOR A MEZZANINE/FIRST FLOOR – THE COST AND INSTALLATION OF WHICH IS TO BE DISCUSSED AND AGREED – S.T.C.
- ENJOYS AN ABUNDANCE OF NATURAL LIGHT
- LYTHAM TOWN CENTRE ENJOYING A WEALTH OF PASSING PEDESTRIAN & VEHICLE TRADE
- HIGHLY VISIBLE AND EASILY ACCESSIBLE LOCATION
- STRIPPED OUT PREMISES NOW IN SHELL FORMAT
- EXCELLENT OUTDOORS SPACE
- GROUND FLOOR AREA: 11.7m x 10.8m = 127 SQ M

**RENTAL: £60,000 PA EXC. + VAT – Subject to Contract /
Shell Specification (does not include a Mezzanine floor)**



Duxburys
Commercial

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MARKET SQUARE, CENTRAL LYTHAM

LOCATION

This former Lloyds Bank premises is located within The Clock Tower building, central Lytham, Lancashire. It occupies a position fronting onto Market Square and Church Road, with a return frontage onto Hastings Place. The building is located within walking distance of Henry Street, Clifton Square, Park Street and Clifton Street in the town centre. Lytham Green is within walking distance. The surrounding areas comprise of residential locations with many affluent areas. Ease of commuting is available to the neighbouring town of Ansdell and into St Annes. Ease of access is also available to Wrea Green, Blackpool and Preston.

DESCRIPTION

This an excellent opportunity to lease:

- an open plan premises that have been stripped out internally, ready for a tenant fit out.
- Located with the prestigious and well-known Clock Tower building, in central Lytham.
- Prime position within Market Square, in the centre of Lytham. Other immediate occupiers include Barriquee (Wine shop, Bar and Deli), Weber Designs (Kitchen Furniture shop) and Lytham Bridal Boutique.
- The landscaped Memorial Gardens grounds and gardens adjacent to the building provide public seating and provide a popular location for lunch time breaks and outside meetings.
- The premises benefit from a wealth of natural light, which can be further improved also.
- It offers a bright and inspiring workspace.
- Features roof beams and construction.
- There is external space to the front and sides of the premises for use. This may be subject to a license from the local council to some areas. This is to be verified.

FUTURE USES / PLANNING

The premises may suit a Bar, Food & Beverage, Business use, Offices or Leisure use, subject to planning and landlord consent. All interest and enquiries are welcome and invited. All planning enquiries should go direct to the local planning department.

PLANS / ADDITIONAL IMAGES

Can be viewed on the latter pages of the brochure.

ACCOMMODATION

GROUND FLOOR

Gross Internal Area: 127 SQ M / 1,367 SQ FT
Depth: 11.7m x Width: 10.8m

Option for a Mezzanine Floor to be installed. The cost and rentalisation of a mezzanine floor is to be discussed/agreed between the landlord and prospective tenant.

EXTERNALLY: There is external space to the front and sides of the premises for use. This may be subject to authorisation and a license from the local council to some areas. This is to be verified.

LEASE / LEGAL FEES

A new effective FRI lease is available with terms to be agreed. Incoming tenant to pay the Landlords legal fees incurred in the transaction. Quote to be provided and agreed prior.

RATEABLE VALUE

Rateable Value: To be assessed in due course.

VAT

All prices quoted are subject to VAT, at the prevailing rate.

VIEWINGS

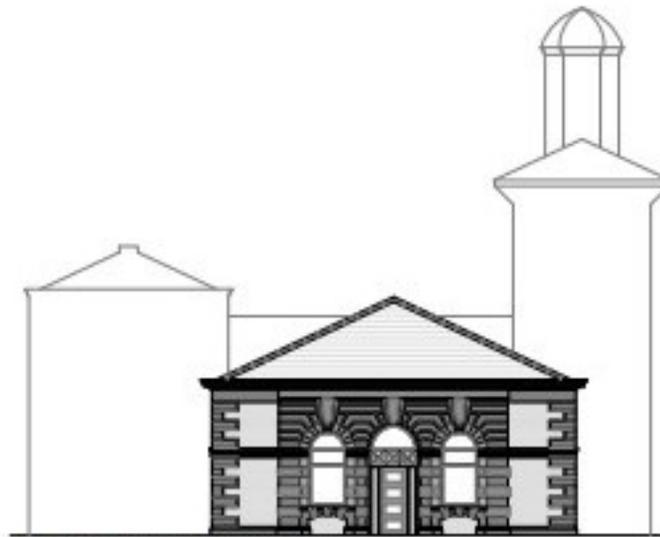
Internal viewings are highly recommended, contact our office on 01253 316 919 or email: adam@duxburyscommercial.co.uk

Disclaimer

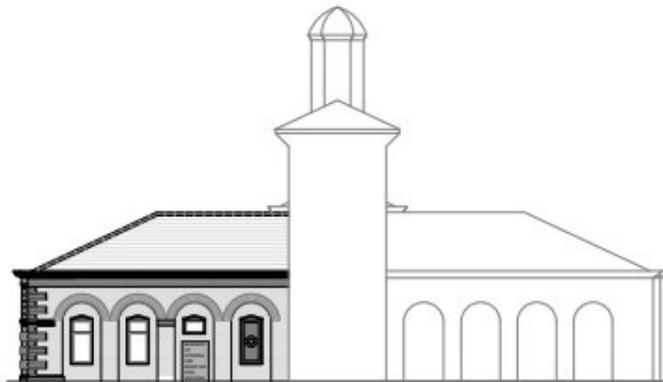
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering any contract or incur costs or otherwise rely upon these particulars as statements or representations of facts.



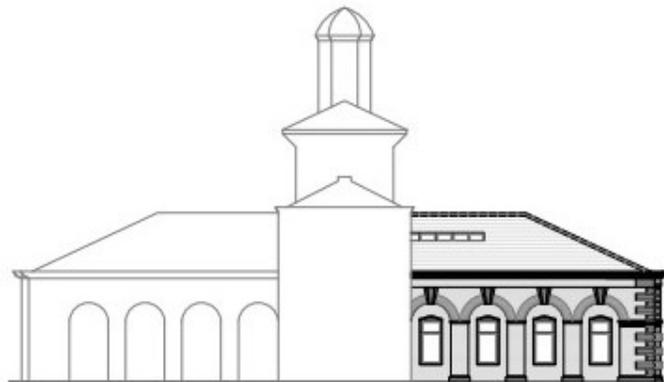
Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:
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(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has 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.



EXISTING SOUTH FACING ELEVATION
1:100



EXISTING EAST FACING ELEVATION
1:100



EXISTING WEST FACING ELEVATION
1:100

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PROPOSED SOUTH FACING ELEVATION
1:50



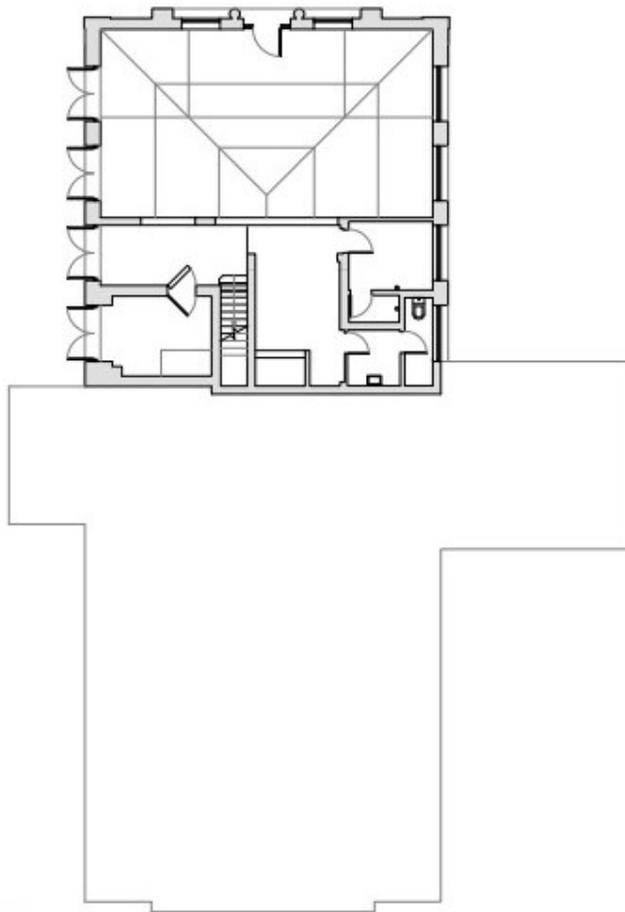
PROPOSED EAST FACING ELEVATION
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PROPOSED WEST FACING ELEVATION
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ABOVE: Illustrative Elevations – for guidance only.

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PROPOSED GROUND FLOOR LAYOUT
1:100

ABOVE: Proposed Ground Floor Layout

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