

TO LET

SECOND FLOOR OFFICES
28 ORCHARD ROAD
ST ANNES ON SEA
LANCASHIRE
FY8 1PF

- **SECOND FLOOR OFFICES**
- **EXCELLENT CONDITION THROUGHOUT**
- **GAS CENTRAL HEATING**
- **SHARED WC & KITCHEN FACILITIES**
- **TOTAL NIA: 630 SQ FT**
- **CAR PARKING- 1 DESIGNATED SPACE**

RENTAL: £7,500 PER ANNUM EXCLUSIVE



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

ORCHARD ROAD, ST ANNES ON SEA

LOCATION

The office is situated in St Anne's town centre on Orchard Road. Orchard Road is off St Anne's Square and neighbouring occupiers include solicitors and dental practices.

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 and villages to include Blackpool and Lytham.

DESCRIPTION

The offices are in excellent condition throughout and benefit from double glazing and gas central heating as well as being tastefully decorated.

The offices have a kitchenette and cloakroom with WC facility.

We are informed by the Landlord that the office is fully alarmed.

Internal viewings are highly recommended.

ACCOMMODATION

Front Office: 22 SQ M
Rear Office: 21 SQ M
Office: 9.4 SQ M
Kitchen

TOTAL NIA: 630 SQ FT

Shared use of a:
Kitchen
Cloak Room/ WC

CAR PARKING

1 car parking space designated.

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 CHARGES

The ingoing tenant will be responsible for payment of a proportion of the costs of utility bills, buildings insurance and cleaning.

BUSINESS RATES

2023 RV: 2nd Floor 28 Orchard Road, St Annes, FY8 1PF

Room A: £1,850 pa

Room B: £1,350 pa

*** Full RV to be assessed ***

This is not the amount payable but the amount used to calculate rates payable. Small business rate relief may be available to qualifying tenants. Contact Blackpool Council for further information.

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly 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:

(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 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.



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 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.



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'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.