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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

**Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.**

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



## Offices

**Reference: 010204**

**Legal Fees - Incoming tenant to be responsible for the landlords legal fees.**

**10a The Crescent, Lytham St Annes, FY8 1SZ**

**VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.**

**DESCRIPTION:** A suite of 4 offices located at first floor in St Annes centre. Total area approx 56sqm (600sqft). Rent £5,400 per annum payable quarterly in advance.

**LOCATION:** On the first floor above Mortgage Options and Thai Spice Paradise on the corner of The Crescent and St Andrews Road South, St Annes.

**ACCOMMODATION**

**GROUND FLOOR:** Communal entrance hall and stairs.

**FIRST FLOOR:** Hallway; wc; Office 3.6m x 3.2m (11sqm); office 3.7m x 3.8m (15sqm + bay); Office 4.1m x 4.2m (17sqm); office 4.2m x 3.1m (13sqm); store with water heater; Total 56sqm.

**SERVICES:** Electric and water services connected.

**TENURE:** New sub lease, rent £1,350 per quarter (£5,400 per annum).

