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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.



## Shop Premises

**Reference: 011222**

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

**12 Park Street, Lytham, FY8 5LU**

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

**DESCRIPTION:** A spacious double fronted shop premises located in the centre of Lytham adjacent to the Square and Stringers Department Store. Currently trading as a Hairdressers the unit would be suitable for a variety of uses subject to consent. Sales area approx 66sqm plus store, wc and staff kitchen provides a further 12sqm. New lease available commencing rent £25,000 pa.

**LOCATION:** On Park Street, Lytham adjacent to the main square with other users close by including Costa Coffee and Stringers Department Store.

**ACCOMMODATION**

**GROUND FLOOR:** Double fronted sales shop 4m x 14.8m + 4m x 1.5m; store and utility 2.2m x 2.2m; wc 2.5m x 1.9m; staff kitchen 4.5m x 2.7m;

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

**NB:** The Landlord will require a 50% contribution from the shop tenant to relocate the electricity and water meters.

**TENURE:** New 5 year lease or longer if required. Full Repairing & Insuring Term, rent £25,000 pa. Payable 1/4 in advance. Annual sinking fund contribution (approx £250 per annum).

