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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.



Commercial & Residential Investment

Reference: 011465

Freehold Price: £495,000

95 Clifton Street, Lytham, FY8 5EH

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Substantial three storey property located in a prime location on the high street in Lytham. A popular,

busy affluent town located approx 11 miles south of Blackpool. Ground floor shop occupied by William Hill at a rent of £18,000 per annum until May 2026. Upper floors provide 2 self contained apartments producing a further £16,800 per annum giving a total income £34,800 per annum. The shop offers scope for uplift on renewal with recent comparable lettings in the area indicating a potential rent of £22,000/23,000 per annum subject to negotiation and agreement. Rare opportunity to acquire a high street investment in Lytham.

LOCATION: On the northerly frontage of Clifton Street, Lytham directly opposite the square. Other occupiers close by include Stringers Department store, Sainsburys Local, Pizza Express, Costa Coffee, Boots, Tesco Express together with lots of independent traders.

ACCOMMODATION

GROUND FLOOR: Single fronted premises 69.5 sqm (VOA web site measurements)

FIRST FLOOR: Self contained flat consisting; Lounge, fitted kitchen, double bedroom, bathroom.

SECOND FLOOR: Self contained flat consisting; Lounge; Fitted kitchen diner; 2 double bedrooms with en suite, study.

BUSINESS: Ground floor tenanted by William Hill Bookmakers Rent £18,000 per annum. Current lease expires May 2026 with scope to renegotiate and potential uplift with recent lettings indicating levels of around £22,000/23,000 per annum subject to agreement.

First floor flat let on an AST at £575 pcm.

Second floor flat let on an AST at £825 pcm.

Current Rental income £34,800 per annum.