



PARK ROAD, LYTHAM ST. ANNES
FY8 1QX

ASKING PRICE £299,000

- GREAT INVESTMENT OPPORTUNITY TO PURCHASE WELL ESTABLISHED RETAIL UNITS IN THE HEART OF ST ANNES
- 2 FULLY REFURBISHED UNITS - EXTERIOR FULLY REFURBISHED IN 2022
- CAR PARKING SPACES FOR BOTH UNITS, REAR YARD, STAFF SPACE AND HUGE STORAGE AREAS
- PRIVATELY OWNED FORECOURTS



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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ARE YOU READY TO CHANGE YOUR FINANCIAL FUTURE?

Are you stuck paying rent when you could buy?

Own your own business premises and build up equity for your future/Pension

If you are looking for a 9% return on your investment in a solid fully refurbished commercial property take this one off opportunity to purchase a set of highly refurbished retail units in a prime, proven location. **LARGE TWIN RETAIL UNIT FOR SALE - 5 & 5A PARK ROAD, ST ANNES - KNOWN AS CUBE**

The units would suit a variety of uses with private car parking and forecourt.

5 Park Road

Large Retail unit of 800 sqft

Privately owned forecourt

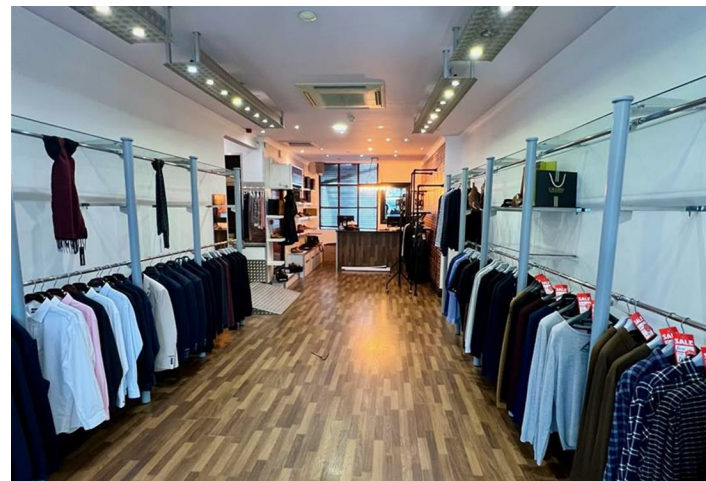
Air Conditioning, NIC Certificates, LED Lighting.

Fully fire alarmed and security shutters fitted.

Cellar with massive storage space, Stock Rooms and Offices

Car parking space and rear yard

Business Rates - on Small Business Rates Relief - zero fees



5A Park Road

Large Retail unit of 1000 sqft

Privately owned forecourt

Air Conditioning, NIC Certificates, LED Lighting.

Fully fire alarmed and security shutters fitted.

Cellar with huge storage space and delivery entrance, Stock Rooms and Offices

Car parking space and rear yard

Business Rates - on Small Business Rates Relief - zero fees

Why is this a solid investment?

Double unit at £364,000

5 Park Road at £165,000

5a Park Road at £199,000

Double unit at £364,000

Purchase price £364,000

Rental over 20 years at 28k to 30k per annum is £600k

Future sale price of property in 20 years assumed at £500k based on 2% inflation

Total return on investment £736,000 gross

These projections are based on current model which has been proven over the last 23 years.



• Great Investment Opportunity in the heart of St Annes

• 2 Fully refurbished retail units – (option to purchase individually)

• Business Unaffected – 4 yrs left on Current lease at 28k per annum

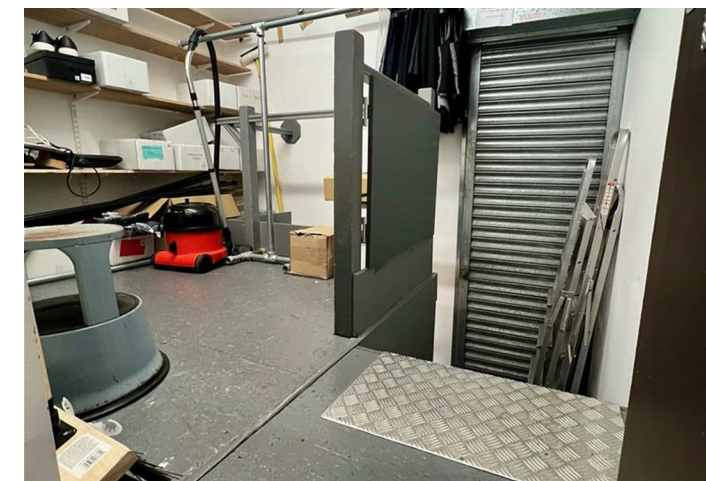
• Full Exterior refurb in 2022 completed

• Complete with car parking, rear yard and storage.

• Fully air conditioned, fire alarmed & security shutters

• Forecourt Fully owned with property

• Well established retail units with the same owners for 23 yrs



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC