



NORTH CLIFTON STREET, LYTHAM ST. ANNES
FY8 5HR

£11,000 PER ANNUM

- NESTLED TO THE REAR OF THE MAIN SHOPPING CENTRE IN LYTHAM IS THIS REFURBISHED GROUND FLOOR RENTAL UNIT
- MAIN SHOP FLOOR WITH A SMALL KITCHEN AREA AND WC WITH CLOAKROOM
- THIS UNIT IS LIGHT AND AIRY AND IN A GREAT AFFORDABLE LOCATION TO BRING YOUR BUISINESS VENTURE TO LIFE
- CEPC RATING - B



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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Refurbished Retail Unit

Ground Floor shop unit with white painted brick frontage and side entrance.

UPVC double glazed door with shop display window with space for bespoke shop signage above.

The internal shop floor is light and airy the kitchen area has high gloss base units incorporating a stainless steal sink and drainer. space for an under counter fridge, WC and cloakroom with a single stainless steel sink .

Total Floorspace - 33 square metres

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