



PARK ROAD, LYTHAM ST. ANNES
FY8 1QX

£269 PER WEEK

- ACT NOW TO SECURE THIS FANTASTIC RETAIL OPPORTUNITY IN THE HEART OF ST ANNES !
 - SET IN A PRIME LOCATION THIS 1000SQ FOOT UNIT HAS NOT BEEN EMPTY FOR OVER 20 YEARS!
- THE UNIT BENEFITS FROM AIR CONDITIONING, ALARM AND SECURITY ROLLER SHUTTERS.
 - LARGE CELLAR STORAGE AND STAFF FACILITIES.

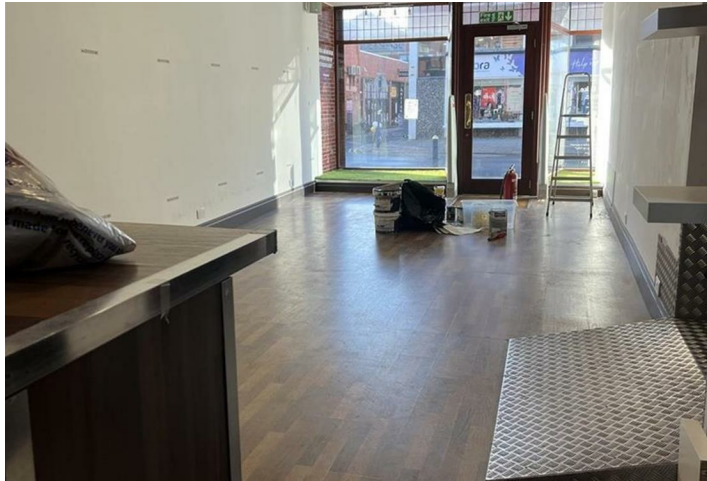
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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition 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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Retail Unit to Let

Act now to secure this fantastic retail opportunity in the heart of St Annes ! Set in a prime location this 1000sq foot unit has not been empty for over 20 years!
The unit benefits from air conditioning, alarm and security roller shutters, large cellar storage and staff facilities.

- *Zero Deposit required
- *Free Business Rates
- *Free Fiber Wifi

Surrounded by award-winning beaches, hotels and restaurants - a thriving hub for tourists and locals alike!

Flexible lease options available to suit your business needs. The Landlord, with over 20 years of experience in Lytham St Annes, values partnerships and is committed to supporting your success.

Act now! Contact us today to discuss this unmissable opportunity!

Short or Long Term lets are available with the Landlord offering a reduced rent for longer lets, as set out below:

- 1 year term £1,166.00 pcm - £269.00 per week
- 2 year term £1,083 pcm - £250.00 per week
- 3 year term £999.00 pcm - £230 per week

Available to established businesses or a start up business with business plan in place.
Please contact the agent if you wish to make a viewing appointment or have any further queries.

1000 sq Ft Retail Unit to rent in heart of St Annes Town Centre - ready to move into with zero deposit required
Prime location - Air conditioning - Large cellar storage - Staff facilities - Alarm and Security roller shutters
Short term or Long term rents available - with rent reduction available for longer term
Free Business Rates - Free Fiber Wifi - Available to established business or start up with business plan.

With millions of pounds set to be invested in St Annes over the next three years, foot traffic is expected to surge - making this a perfect time to establish or expand your business.

