



CHURCH ROAD, LYTHAM ST. ANNES

FY8 3NE

£600 PER MONTH



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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Ground Floor
28'5 x 12'4
Single fronted sales shop with bay window.

Kitchen
9'2 x 8'10

WC
WC and wash hand basin.

Under Stairs Store

Exterior
Blocked paved forecourt with parking for one car;
further rear parking space.

Other Details
All mains gas central heating.

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	