

FOR SALE

3 THE CRESCENT
ST ANNES ON SEA
LANCASHIRE
FY8 1SN

- MIXED USE INVESTMENT OPPORTUNITY
- GROUND & LOWER GROUND FLOOR RETAIL UNIT
- UPPER FLOORS PROVIDE RESIDENTIAL CONVERSION OPPORTUNITY
- CAR PARKING TO REAR
- VIEWING ESSENTIAL

ASKING PRICE: £174,950 **REDUCED**



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THE CRESCENT, ST ANNES ON SEA

LOCATION

This retail unit/investment property occupies a strong trading location on The Crescent in the town centre of St Annes on Sea. It enjoys a wealth of passing pedestrian and vehicle trade. The surrounding areas comprise of dense residential locations. The property is located within a parade of shops and mixed-use properties which also comprise of residential flats.

DESCRIPTION

This 5 storey property currently consists of a ground floor and lower ground floor which is currently let to a tenant trading as The Vapour Corner at a rental of £9,000 per annum. The current tenant has stated that they would be willing to discuss a lease extension.

The 1st 2nd and 3rd floors which benefit from a separate entrance are currently vacant but have been utilised for residential purposes in the past and offer the potential for upgrading to provide spacious accommodation, which would appeal to either a tenant or may be used by an owner occupier.

ACCOMMODATION

RETAIL PREMISES

Retail space: 47.8 sq m (514 sq ft)

Office: 6.6 sq m (71 sq ft)

Total area: 54.4 sq m (585 sq ft)

LOWER GROUND FLOOR

Workshop/store: 38.5 sq m (414 sq ft)

Loading area: 14.9 sq m (160 sq ft)

WC

Total combined area 53.4 sq m (574 sq ft)

Total Area: 1159 SQ FT

(Above measurements are approximate)

Upper Floors

1st Floor

Lounge/dining room, kitchen, bedroom, bathroom.

2nd/3rd Floor

These floors are presently unused. The landlord has previously obtained planning permission to convert these two floors into a maisonnette apartment; however, this planning permission may need renewing. The accommodation can offer a lounge, three bedrooms, landing, dining kitchen and bathroom, subject to planning permission.

Car parking: the property as a whole provides 4 car parking spaces to the rear, 3 of which are attributed to the commercial element of the building, one of which is used by the first floor flat resident.

VAT

All prices quoted are not subject to VAT.

VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919.

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