

FOR LEASE

21, ST ANNES ROAD WEST
ST. ANNES
LANCASHIRE
FY8 1SB

- FORMER EDINBURGH WOOLLEN MILL PREMISES
- A PRIME LOCATED, CORNER PREMISES
- COMPRISES GROUND AND LOWER GROUND FLOOR
- LOCATED IN ST. ANNES TOWN CENTRE ON THE MAIN HIGH STREET
- MAINLY OPEN PLAN GROUND FLOOR PREMISES
- WOULD SUIT A VARIETY OF USES – S.T.P.P
- INTERNAL VIEWINGS HIGHLY RECOMMENDED

RENTAL: £29,500 PA EXC



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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ST. ANNES ROAD WEST, ST. ANNES

DESCRIPTION

This former Edinburgh Woollen Mill premises comprises:

- a prime located commercial premises
- highly visible corner position
- frontage onto the high street with excellent return frontage onto Garden Street
- Comprises of lower ground floor and ground accommodation
- The shop has an excellent shop front, with window displays and signage options.
- All interest and potential uses considered – subject to planning.

Internal viewings are highly recommended by appointment.

ACCOMMODATION

GROUND FLOOR

1,350 sq ft

LOWER GROUND FLOOR

1,350 sq ft

TOTAL AREA: 2,700 SQ FT

Approximate measurements

LEASE / LEGAL FEES

A new effective FRI lease is available with terms to be negotiated. The incoming tenant is to be responsible for the Landlords reasonable legal fees incurred in the transaction. Quote to be provided.

ADDITIONAL PHOTOS

Can be seen to the back page of the brochure.

LOCATION

This retail unit occupies a prime trading location in the centre of St Annes, Lancashire. It benefits from a wealth of passing pedestrian and vehicle trade. Nearby operators include B&M, Holland & Barrett, Specsavers, Tesco, Santander, Subway, Boots, Caffé Nero, and Marks & Spencers Food Hall. There is an array of established local operators in the town.

RATEABLE VALUE

To be confirmed

EPC RATING

To be confirmed

VAT Disclaimer

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Via Duxburys Commercial on 01253 316919 Option 1 or email: adam@duxburyscommercial.co.uk

Disclaimer/ Planning Disclaimer

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