

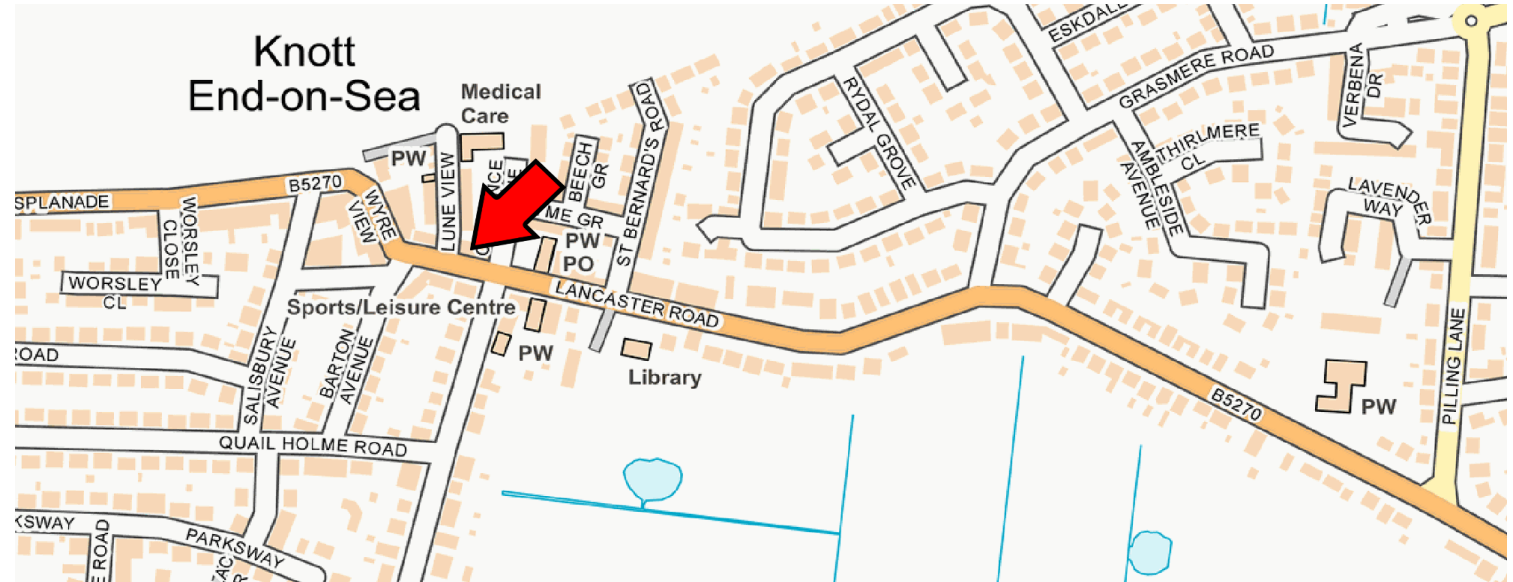


RETAIL (HOT-FOOD TAKE-AWAY) INVESTMENT PROPERTY 147.74 SQ M (1,590 SQ FT)

FOR SALE

52 LANCASTER ROAD
KNOTT-END
POULTON LE FYLDE
FY6 0AQ

- ◆ Retail (Hot-food Take-away) property
- ◆ Let until 31st January 2029
- ◆ Reversionary investment with annual RPI rent increases
- ◆ Passing rent of £14,963.58 per annum
- ◆ Well regarded residential location
- ◆ A5 (Hot-Food Take-away) use consent to ground floor with living accommodation & stores above (let as a whole)
- ◆ Potential one day to let the upper floors separately and create mixed use investment
- ◆ £167,500—reflecting a 8.78% NIY



LOCATION

Located in the heart of Knott-End-on-Sea, which is a very well regarded Lancashire village on the southern side of Morecambe-Bay, across the Wyre estuary from Fleetwood.

The property is located in a mixed use area with predominantly residential properties, creating a critical mass with respect to the take-away businesses.

There are a number of commercial users nearby including estate agents, bookmakers, butchers, fish & chip shop, pharmacy and newsagents.

DESCRIPTION

Comprising a substantial, 2 storey retail investment property of traditional masonry construction and set beneath a pitched and slated roof covering with rendered finished elevations.

The property trades as "Carlitos" and is a take-away occupying the whole of the property.

Internally, the property, which historically traded as an Indian restaurant, is arranged over ground, first and second floors.

Upon the ground floor, the accommodation is fitted out to a high standard as per its existing use as an Hot-Food take-away. The ground floor is open plan and has been sectioned to provide for customer serving/waiting area, food preparation, stores and a single WC.

The first and second floors are accessed at the rear of the property, within the enclosed yard, via an external steel staircase.

These floors comprise a lounge, kitchen, bedroom 1, bathroom (all on first floor) plus two further bedrooms on the second floor.

There is potential for the upper floors to be full self-contained and let on a separate basis to that of the ground floor.

ASKING PRICE

£167,500—reflecting a net initial yield of 8.78% assuming standard purchasers costs.

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Ground floor—Take-away	68.38 sq m	(736 sq ft)
First floor—Living accommodation	47.70 sq m	(513 sq ft)
Second floor—Living accommodation	31.66 sq m	(341 sq ft)
Total	147.44 sq m	(1,590 sq ft)

TENANCY

Let on Tenant's Full Repairing & Insuring basis to a private individual for a term of 20 years (no Tenant Break Options) expiring on 31st January 2029. The passing rent, which is subject to annual RPI increases, is £14,963.58 per annum.

VAT

VAT is not applicable.

RATES

Shop & Premises: Rateable Value: £6,400 (2017 Rating List)

Living accommodation (first and second floors): Rated for Council Tax as a "Band A" property

SERVICES

The mains services connected to the property include water, gas supply, electricity supply and mains drainage. The property is individually metered, as a whole. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell or Andrew Kerr

Telephone: 01204 522 275

Email: dwestwell@lambandswift.com or akerr@lambandswift.com

Website: www.lambandswift.com