

TO LET



RogerHannah



1 Tithebarn Street, Poulton-Le-Fylde, Lancashire, FY6 7BX

Modern Ground Floor Retail
Unit in Town Centre Location
830 Sq Ft (77.11 Sq M)

- Open Plan Modern Fit Out
- Prominent Town Centre Location
- Air Conditioning
- Flexible Terms





Location

The property occupies a prominent position in Poulton-le-Fylde Town Centre close to the Teanlowe Centre where a large number of national occupiers and retailers can be found as well as substantial parking and the old Town Hall. Nearby occupiers to the unit include Wells Pharmacy, Card Factory, Peacocks as well as a large number of local operators.

Description

The property comprises a mid-terrace ground floor retail unit with large glazed frontage, air conditioning, suspended ceiling, an open plan layout, disabled WC, customer WC and staff office and kitchen to the rear. There is also access to a rear yard for loading.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area basis to provide the following floor areas:

Ground Floor 830 sq ft 77.18 sq m

Asking Rent

£18,500 per annum.

Business Rates

Rateable Value: £16,250
Rates Payable: £7,816.25

EPC

D (78). A copy of the EPC is available on request.

VAT

If VAT is applicable on this property it will be at the prevailing rate.

Lease Terms

The property is held on a lease expiring 04/09/2021. We are seeking an Ex Act Sub Lease, assignment of the existing lease and consideration will be given to short term arrangements.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

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Date of Preparation

17 July 2019