

Business Rates Exempt

**FIRST FLOOR
OFFICE**

TO LET

**FREEDOM HOUSE
57-69 POULTON
STREET, KIRKHAM,
PR4 2AJ**



LOCATION

The building is located in the heart of Kirkham Town centre, with the available office located to the first floor. Kirkham lies close to equidistance between Blackpool and Preston and is well connected by public transport. Junction 3 of the M55 lies approximately 2 miles to the north.

Occupiers in the vicinity include Morrisons Supermarket, Subway, Santander and a number of independent businesses.

DESCRIPTION

The first floor office is accessed via a ground floor entrance off Poulton Street. Internally the office benefits from; carpet floor coverings, mains electric and water, data cabling and timber frame windows. There is a WC and kitchen which is shared with the other first floor occupier.

FLOOR AREAS

690 sq ft (64.08 sq m)

TERMS

The property is available by way of a new lease with terms to be agreed.

RENTAL

£5,500 per annum exclusive.

SERVICE CHARGE

A service charge is payable to cover the cost of the maintenance and management of the property.

RATES – R.V. £4,330 (2017 list).

We believe this property qualifies for business rates relief, please contact Fylde Borough Council on 01253 658658 or visit www.gov.uk/introduction-to-business-rates for further information.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING
Strictly by appointment

CONTACT
Mark Harrison
01772 769000
mark@pinkus.co.uk

01772 769000
www.pinkus.co.uk

**ROBERT
PINKUS**





Energy Performance Certificate

Non-Domestic Building



FIRST FLOOR OFFICE 1
57-69 Poulton Street
Kirkham
PRESTON
PR4 2AJ

Certificate Reference Number:
0980-8902-0318-6011-7000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A+ 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

109 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 79
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 94.19
Primary energy use (kWh/m² per year): 557.18

Benchmarks

Buildings similar to this one could have ratings as follows:
23 If newly built
66 If typical of the existing stock

For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP



ROBERT PINKUS

& CO

ROBERT PINKUS for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representations or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT