

#### 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 <u>www.gov.uk/introduction-to-business-rates</u> 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.

## FIRST FLOOR OFFICE

## TO LET

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

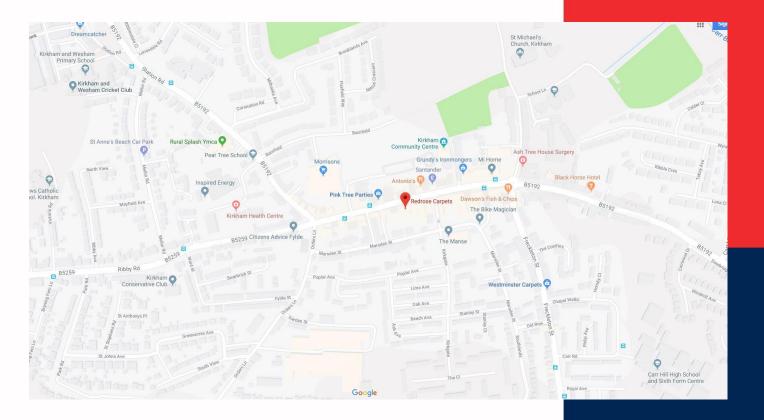
VIEWING Strictly by appointment

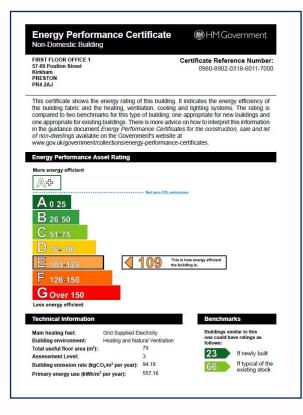
CONTACT Mark Harrison 01772 769000 mark@pinkus.co.uk

### 01772 769000 www.pinkus.co.uk

ROBERT PINKUS







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



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