

TO LET

PRIME SHOP PREMISES

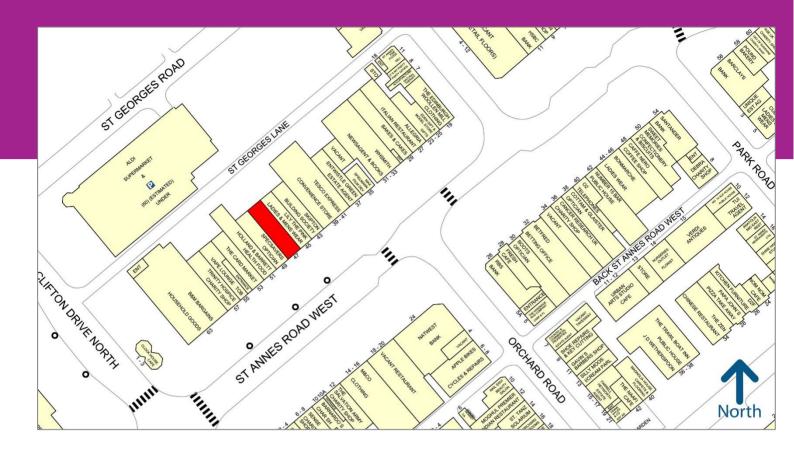
47 St Annes Road West, St Annes FY8 1SB

Total Ground Floor Area 1,207 sq.ft. (112.20 sq.m.)

- Prominently situated retail premises on St Annes Road West
- Within prime retail area
- Other nearby occupiers include Tesco Express, WHSmith and Holland & Barrett
- Ample on-street parking close by
- Arranged over ground floor and basement



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Area

Ground Floor 1,207 sq.ft. (112.20 sq.m.) Basement 880 sq.ft. (81.80 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£27,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £23,500

EPC

C61

Legal costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

Rob Markland

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