



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.)

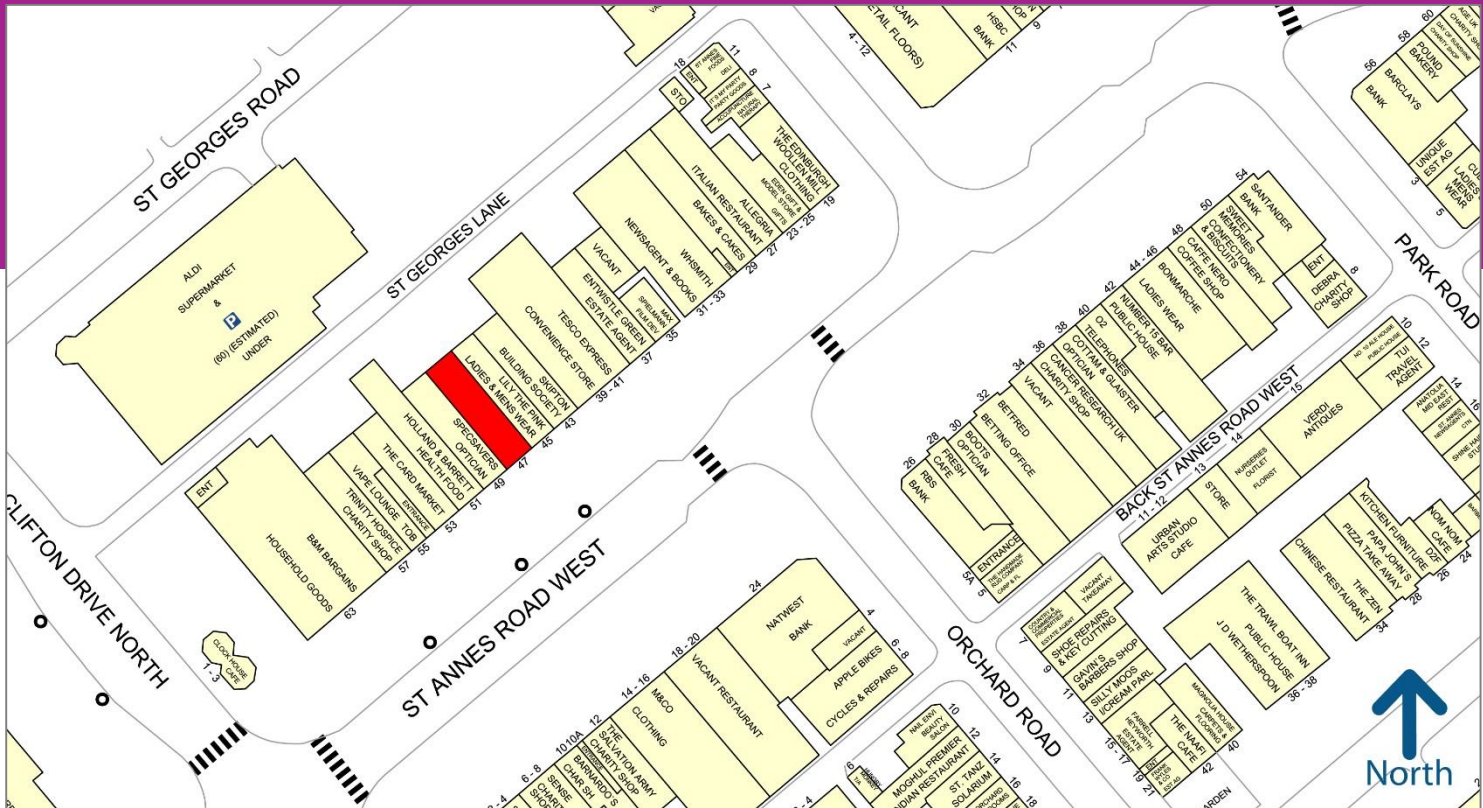
- Prominently situated retail premises on St Annes Road West
- Within prime retail area
- Other nearby occupiers include Tesco Express, WHSmith and Holland & Barrett
- Ample on-street parking close by
- Arranged over ground floor and basement

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

47 St Annes Road West
St Annes
FY8 1SB



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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