

TO LET

BY WAY OF ASSIGNMENT

10 TITHEBARN STREET
POULTON-LE-FYLDE
LANCASHIRE
FY6 7BX

- FORMER ESTATE AGENTS
- WOULD SUIT VARIOUS USES STPP
- LOCATED IN AN EXCELLENT POSITION IN POULTON TOWN CENTRE
- AVAILABLE BY WAY OF ASSIGNMENT OF EXISTING LEASE
- VIEWING ESSENTIAL

RENT: £11,250 PER ANNUM EXCLUSIVE



Duxburys
Commercial

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TITHEBARN STREET, POULTON LE FYLDE

LOCATION

The property is located in Poulton town centre within walking distance to Poulton train station and the Teanlowe Centre. Poulton town centre benefits from many national, regional and local retailers. There is also car parking in proximity. Tithebarn Street is the centre of Poulton le Fylde and boasts a cosmopolitan array of restaurants, cafes and bars. Poulton is also close to both Blackpool and Cleveleys town centre.

DESCRIPTION

The accommodation is ground floor only and is accessed via a shared front door. The property was formerly utilised as an estate agent's office and comprises of an open plan main area with storage, kitchen, 2 WC's and 2 private offices. The property benefits from gas central heating, carpet and a good display window.

The unit would suit various uses subject to planning permission and all enquires are welcome.

ACCOMMODATION

MAIN OFFICE	85 SQ M
STORAGE/KITCHEN	5.4 SQ M
PRIVATE OFFICE 1	9.3 SQ M
PRIVATE OFFICE 2	7.5 SQ M
WC X2	

LEASE DETAILS

The property is available by way of assignment of the existing lease dated 11th November 2004 and the renewal lease dated 16th July 2015 for a period of 6 years beginning on the 1st of July 2015 and ending on and including 13th June 2021. The annual rent is £11,250 per annum.

BUSINESS RATES

Rateable Value 2017: £8,600.

EPC

To be confirmed.

PLANNING

All planning enquiries should be made directly to Wyre Borough Council.

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer/ Planning Disclaimer

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