

TO LET

145 ST ALBANS ROAD
ST. ANNES
LANCASHIRE
FY8 1UY

- GROUND FLOOR RETAIL UNIT APPROX 730 SQ FT
- POTENTIAL TO ALSO LET THE SEPARATELY ACCESSED 3 BEDROOM FLAT ABOVE
- BUSY TRADING LOCATION WITH PASSING TRADE
- FORMER NEWSAGENT PREMISES
- ALL ENQUIRIES INVITED

RENTS: SHOP: £12,000 SHOP & FLAT: £16,000 - PA EXC



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

ST ALBANS ROAD, ST. ANNES

LOCATION

This retail unit occupies a busy and strong trading location in St Annes, Lancashire. St Albans Road comprises of established operators. The surrounding areas comprise of dense residential locations that provide trade for St Albans Road.

DESCRIPTION

Opportunity to lease:

- A ground floor retail premises solely
- Also potential to lease the three bedroom first floor flat that is separately accessed but also available with the shop
- Lock up shop premises with security door to the front
- Front forecourt area
- Rear access also and to the first floor flat
- Previously a newsagent / convenience store
- All interested and enquiries invited

ACCOMMODATION

Ground Floor Shop:

Accommodation: GIA: 735 SQ FT
Comprises retail area and storage

First Floor:

Lounge/diner, Kitchen, Shower & WC.

Second Floor: Bedroom with en-suite Shower, Double bedroom and (3rd) double bedroom.

RATEABLE VALUE

Small Business Rate Relief may be available to qualifying tenants. Please contact Fylde Council for further information.

RV: £5,000 - This is not the amount paid but the amount used to calculate rates payable.

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.

LEASE/ LEGAL COSTS

A new FRI lease is available with terms to be agreed. The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred during this transaction. A quote is to be provided.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.

